

CONSUMER INFORMATION STATEMENT ON NEW JERSEY REAL ESTATE RELATIONSHIPS

In New Jersey, real estate licensees are required to disclose how they intend to work with buyers and sellers in a real estate transaction. (In rental transactions, the terms "buyers" and "sellers" should be read as "tenants" and "landlords," respectively.)

1. AS A SELLER'S AGENT OR SUBAGENT, I, AS A LICENSEE, REPRESENT THE SELLER AND ALL MATERIAL INFORMATION SUPPLIED TO ME BY THE BUYER WILL BE TOLD TO THE SELLER.
2. AS A BUYER'S AGENT, I, AS A LICENSEE, REPRESENT THE BUYER AND ALL MATERIAL INFORMATION SUPPLIED TO ME BY THE SELLER WILL BE TOLD TO THE BUYER.
3. AS A DISCLOSED DUAL AGENT, I, AS A LICENSEE, REPRESENT BOTH PARTIES. HOWEVER, I MAY NOT, WITHOUT EXPRESS PERMISSION, DISCLOSE THAT THE SELLER WILL ACCEPT A PRICE LESS THAN THE LISTING PRICE OR THAT THE BUYER WILL PAY A PRICE GREATER THAN THE OFFERED PRICE.
4. AS A TRANSACTION BROKER, I, AS A LICENSEE, DO NOT REPRESENT EITHER THE BUYER OR THE SELLER. ALL INFORMATION I ACQUIRE FROM ONE PARTY MAY BE TOLD TO THE OTHER PARTY.

Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what type of business relationship you have with that licensee.

There are four business relationships: (1) seller's agent; (2) buyer's agent; (3) disclosed dual agent; and (4) transaction broker. Each of these relationships imposes certain legal duties and responsibilities on the licensee as well as on the seller or buyer represented. These four relationships are defined in greater detail below. Please read carefully before making your choice.

SELLER'S AGENT

A seller's agent **WORKS ONLY FOR THE SELLER** and has legal obligations, called fiduciary duties, to the seller. These include reasonable care, undivided loyalty, confidentiality and full disclosure. Seller's agents often work with buyers, but do not represent the buyers. However, in working with buyers a seller's agent must act honestly. In dealing with both parties, a seller's agent may not make any misrepresentation to either party on matters

material to the transaction, such as the buyer's financial ability to pay, and must disclose defects of a material nature affecting the physical condition of the property which a reasonable inspection by the licensee would disclose.

Seller's agents include all persons licensed with the brokerage firm which has been authorized through a listing agreement to work as the seller's agent. In addition, other brokerage firms may accept an offer to work with the listing broker's firm as the seller's agents. In such cases, those firms and all persons licensed with such firms are called "sub-agents." Sellers who do not desire to have their property marketed through sub-agents should so inform the seller's agent.

BUYER'S AGENT

A buyer's agent **WORKS ONLY FOR THE BUYER.**

A buyer's agent has fiduciary duties to the buyer which include reasonable care, undivided loyalty, confidentiality and full disclosure. However, in dealing with sellers a buyer's agent must act honestly. In dealing with both parties, a buyer's agent may not make any misrepresentations on matters material to the transaction, such as the buyer's financial ability to pay, and must disclose defects of a material nature affecting the physical condition of the property which a reasonable inspection by the licensee would disclose.

A buyer wishing to be represented by a buyer's agent is advised to enter into a separate written buyer agency contract with the brokerage firm which is to work as their agent.

DISCLOSED DUAL AGENT

A disclosed dual agent **WORKS FOR BOTH THE BUYER AND THE SELLER.** To work as a dual agent, a firm must first obtain the informed written consent of the buyer and the seller. Therefore, before acting as a disclosed dual agent, brokerage firms must make written disclosure to both parties. Disclosed dual agency is most likely to occur when a licensee with a real estate firm working as a buyer's agent shows the buyer properties owned by sellers for whom that firm is also working as a seller's agent or subagent.

A real estate licensee working as a disclosed dual agent must carefully explain to each party that, in addition to working as their agent, their firm will also work as the agent for the other party. They must also explain what effect their working as a disclosed dual agent will have on the fiduciary duties their firm owes to the buyer and to the seller. When working as a disclosed dual agent, a brokerage firm must have the express permission of a party prior to disclosing confidential information to the other party. Such information includes the highest price

a buyer can afford to pay and the lowest price a seller will accept and the parties' motivation to buy or sell. Remember, a brokerage firm acting as a disclosed dual agent will not be able to put one party's interests ahead of those of the other party and cannot advise or counsel either party on how to gain an advantage at the expense of the other party on the basis of confidential information obtained from or about the other party.

If you decide to enter into an agency relationship with a firm which is to work as a disclosed dual agent, you are advised to sign a written agreement with that firm.

TRANSACTION BROKER

The New Jersey Real Estate Licensing Law does not require licensees to work in the capacity of an "agent" when providing brokerage services. A transaction broker works with a buyer or a seller or both in the sales transaction without representing anyone. A TRANSACTION BROKER DOES NOT PROMOTE THE INTERESTS OF ONE PARTY OVER THOSE OF THE OTHER PARTY TO THE TRANSACTION. Licensees with such a firm would be required to treat all parties honestly and to act in a competent manner; but they would not be required to keep confidential any information. A transaction broker can locate qualified buyers for a seller or suitable properties for a buyer. They can then work with both parties in an effort to arrive at an agreement on the sale or rental of real estate and perform tasks to facilitate the closing of a transaction. A transaction broker primarily serves as a manager of the transaction, communicating information between the parties to assist them in arriving at a mutually acceptable agreement and in closing the transaction, but cannot advise or counsel either party on how to gain an advantage at the expense of the other party. Owners considering working with transaction brokers are advised to sign a written agreement with that firm which clearly states what services that firm will perform and how it will be paid. In addition, any transaction brokerage agreement with a seller or landlord should specifically state whether a notice on the property to be rented or sold will or will not be circulated in any or all Multiple Listing System(s) of which that firm is a member.

YOU MAY OBTAIN LEGAL ADVICE ABOUT THESE BUSINESS RELATIONSHIPS FROM YOUR OWN LAWYER.

THIS STATEMENT IS NOT A CONTRACT AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

ACKNOWLEDGMENT OF RECEIPT OF CONSUMER INFORMATION STATEMENT (CIS)

FOR SELLERS AND LANDLORDS

"By signing this Consumer Information Statement, I acknowledge that I received this Statement from Keller Williams Realty Metropolitan prior to discussing my motivation to sell or lease or my desired selling or leasing price with one of its representatives."

Signed: _____

FOR BUYERS AND TENANTS

"By signing this Consumer Information Statement, I acknowledge that I received this Statement from Keller Williams Realty Metropolitan prior to discussing my motivation or financial ability to buy or lease with one of its representatives."

Signed: _____

Signed: _____

DECLARATION OF BUSINESS RELATIONSHIP

I, EDWIN KLUNKA, as an authorized representative of Keller Williams Realty Metropolitan

intend, as of this time, to work with you as a (indicate one of the following):

☐ Seller's Agent Only

☐ Buyer's Agent Only

☐ Seller's Agent and Disclosed Dual Agent if the opportunity arises

☒ Buyer's Agent and Disclosed Dual Agent if the opportunity arises

☐ Transaction Broker Only

☐ Seller's Agent on properties on which this firm is acting as the seller's agent and transaction broker on other properties

DATE: 3/26/2024



NEW JERSEY REALTORS® STANDARD FORM OF
INFORMED CONSENT TO DUAL AGENCY
(BUYER)

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This Agreement evidences Buyer's consent that the Brokerage Firm, as Buyer's Agent, may act as a Disclosed Dual Agent in order to represent both Buyer and Seller in the same real estate transaction, and seeks Buyer's consent to allow Buyer's Agent to act as a Disclosed Dual Agent when the opportunity arises. Buyer should be aware that a real estate licensee may legally act as a Disclosed Dual Agent only with Buyer's and Seller's informed written consent.

Buyer understands that Disclosed Dual Agency (representing more than one party to a transaction) has the potential of creating a conflict of interest in that both Seller and Buyer may intend to rely on the Buyer's Agent's advice, and their respective interests may be adverse to each other. Therefore, when acting as a Disclosed Dual Agent, Buyer's Agent will not represent the interests of Buyer to the exclusion or detriment of the interests of a Seller; nor will Buyer's Agent represent the interests of Seller to the exclusion and detriment of the interests of Buyer.

As a Disclosed Dual Agent of both the Seller and the Buyer, Buyer's Agent will be working equally for both parties to the real estate transaction, and will provide services to complete the transaction without the full range of fiduciary duties ordinarily owed by an agent who represents Buyer alone, or the Seller alone. In the preparation of offers and counteroffers between Buyer and Seller, Buyer's Agent will act only as an intermediary to facilitate the transaction rather than as an active negotiator representing either the Buyer or Seller in a fiduciary capacity. By consenting to this dual agency, Buyer is giving up the right to undivided loyalty and will be owed only limited duties of disclosure by the Buyer's Agent.

For example, Buyer acknowledges that Buyer's Agent, as a Disclosed Dual Agent, is not permitted, under law, to disclose to either Buyer or Seller any confidential information which has been, or will be communicated to Buyer's Agent by either of the parties to the transaction. Moreover, Buyer's Agent is not permitted to disclose (without the express written permission of the Seller) to the Buyer that such Seller will accept a price less than the full listing price. Nor will Buyer's Agent disclose (without the express written permission of the Buyer) to the Seller that Buyer will pay a sum greater than the price offered by Buyer. It is also impermissible for Buyer's Agent to advise or counsel either the Buyer or Seller on how to gain an advantage at the expense of the other party on the basis of confidential information obtained from or about the other party.

Other potential buyers may be interested in the same properties as Buyer. It is agreed that Buyer's Agent may represent such other potential buyers whether such representation arose prior to or arises after this Consent. In any such situation, Buyer agrees that Buyer's Agent will not disclose to any other potential buyer the terms of the Buyer's offer or any other confidential information concerning the Buyer and also will not disclose to Buyer the terms of any other buyer's offer to any confidential information concerning the other buyer(s).

Buyer acknowledges receipt of the Consumer Information Statement on New Jersey Real Estate Relationships.

I, EDWIN KALINICK AS AN AUTHORIZED REPRESENTATIVE OF
(Name of Licensee)

Keller Williams Realty Metropolitan INTEND, AS OF THIS TIME, TO WORK
(Name of Firm)

WITH YOU (BUYER) AS A BUYER'S AGENT AND DISCLOSED DUAL AGENT IF THE OPPORTUNITY ARISES.

If Buyer does not understand all of the provisions of this Informed Consent to Dual Agency, legal advice should be sought before signing.

By signing below, Buyer acknowledges that Buyer has read and understood this Informed Consent to Dual Agency and gives consent to Buyer's Agent to act as a Disclosed Dual Agent and to work with other potential buyers.

20373332E8304CS...
BUYER'S SIGNATURE

BUYER'S SIGNATURE

DATE

3/27/2024 | 9:14 PDT

Keller Williams Realty Metropolitan
BROKERAGE FIRM

44 Whippany Road Suite 230
ADDRESS

Morristown NJ 07960
CITY, STATE, ZIP CODE

[Signature]
SALESPERSON'S SIGNATURE





NEW JERSEY REALTORS® STANDARD FORM OF
EXCLUSIVE BUYER AGENCY AGREEMENT

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GENNADY MEZHIBOVSKY

1 1. AGENCY: _____ and _____ referred to in
2 (Buyer) (Buyer)
3 this Agreement as "Buyer" hereby designate Keller Williams Realty Metropolitan
4 (Brokerage Firm)
5 as Buyer's exclusive agent, referred to in this Agreement as "Buyer's Agent", for the purpose of searching for, locating, and purchasing
6 real estate by Buyer in the following, 263 BOULEVARD (municipality(ies)), pursuant to all of the
7 terms and conditions set forth below. P. PLAINS NJ

8 2. DOES BUYER HAVE A BUSINESS RELATIONSHIP WITH ANOTHER BROKER? ☐ YES ☒ NO
9 Buyer represents to Buyer's Agent that no other buyer's agency agreement is presently in effect. Buyer agrees not to enter into any such
10 agreement during the term of this Agreement.

11 3. DECLARATION OF BUSINESS RELATIONSHIP: The real estate license law of the State of New Jersey requires every real
12 estate licensee to declare the basis of the business relationship being established between such licensee and Buyer. Accordingly,
13 I, EDWIN KALINKA AS AN AUTHORIZED REPRESENTATIVE OF
14 (Name of Licensee)

15 Keller Williams Realty Metropolitan INTEND, AS OF THIS TIME, TO WORK WITH YOU (buyer)
16 (Name of Firm)

17 AS A: (choose one)

18 ☒ BUYER'S AGENT ONLY ☐ BUYER'S AGENT AND DISCLOSED DUAL AGENT IF THE OPPORTUNITY ARISES.

19 4. TERM: This Agency Agreement shall commence on 3/26/24 and shall expire at midnight on the _____ day
20 of 6/26/2024 or three (3) days after receipt by Buyer's Agent of a written termination notice from Buyer, whichever
21 shall first occur.

22 5. BROKERAGE FEE: In consideration of the services rendered by Buyer's Agent on behalf of Buyer, Buyer agrees to pay to Buyer's
23 Agent a brokerage fee of 2.25%. The brokerage fee shall be earned, due and payable by Buyer to Buyer's
24 Agent if any property introduced by Buyer's Agent to Buyer during the term of this Agreement is purchased by Buyer prior to the expira-
25 tion of this Agreement, or within _____ days after the termination of this Agreement. However, except where Buyer's Agent
26 is a disclosed dual agent in which case the entire brokerage fee must be paid by either Buyer or seller, if the seller of such property autho-
27 rizes the listing broker to pay a portion of the listing broker's brokerage fee to Buyer's Agent, that portion of such brokerage fee shall be
28 credited against Buyer's obligation to Buyer's Agent as set forth above. In such event, Buyer agrees to pay to Buyer's Agent, at closing, the
29 difference between the amount so received from the listing broker and the total brokerage fee due to Buyer's Agent as referred to in this
30 paragraph, unless, as a term or condition of the contract of sale, the seller has agreed to pay such difference to Buyer's Agent at closing.

31 6. BUYER'S AGENT'S DUTY: Buyer's Agent shall:

- 32 (a) Use diligence in its search to locate a property which is acceptable to Buyer.
33 (b) Use professional knowledge and skills to assist Buyer to negotiate for the purchase of such property.
34 (c) Assist the Buyer throughout the transaction and to represent Buyer's best interests.

35 7. BUYER'S DUTY: Buyer shall:

- 36 (a) Provide accurate and relevant personal information to Buyer's Agent regarding Buyer's financial ability to purchase real estate.
37 (b) Advise Buyer's Agent of any home offered for sale to Buyer where Buyer may have an interest in purchasing such property.
38 (c) Submit through Buyer's Agent, any offer to purchase or contract on a property which was shown to Buyer by Buyer's Agent.

39 8. OTHER BUYERS: Other potential buyers may be interested in the same properties as Buyer. It is agreed that Buyer's Agent may
40 represent such other potential buyers whether such representation arises prior to, during, or after the termination of this Agreement. In
41 any such situation, Buyer agrees that Buyer's Agent will not disclose to any other potential buyer the terms of the Buyer's offer or any other
42 confidential information concerning the Buyer and also will not disclose to Buyer the terms of any other buyer's offer or any confidential
43 information concerning the other buyer(s).



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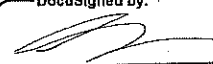
9. **DUAL AGENCY:** Buyer understands that Buyer's Agent may elect to represent a seller as well as Buyer in the sale and purchase of such seller's property. In such event, Buyer acknowledges that Buyer's Agent will be a dual agent, and pursuant to law, will have to obtain the written informed consent of both the seller and Buyer for the Buyer's Agent to be a Disclosed Dual Agent. Buyer understands that by consenting to the Buyer's Agent to be a Disclosed Dual Agent, there will be a limitation on the Buyer's Agent's ability to represent either the Buyer or seller fully and exclusively. Buyer's Agent, when acting as a Disclosed Dual Agent, will not be able to put either the seller's interests ahead of the Buyer's nor the Buyer's interests ahead of the seller's. Buyer's consent to Buyer's Agent being a Disclosed Dual Agent shall be deemed to have been given only when the "Informed Consent to Dual Agency" is signed by the Buyer.

10. Buyer acknowledges receipt of the Consumer Information Statement on New Jersey Real Estate Relationships.

11. Buyer hereby acknowledges receipt of a signed copy of this legally binding Agreement and agrees to be bound by and comply with its terms and conditions.

IF BUYER DOES NOT UNDERSTAND ALL OF THE TERMS OF THIS AGREEMENT, LEGAL ADVICE SHOULD BE SOUGHT BEFORE SIGNING.

By: 
Buyer's Agent

DocuSigned by:

BUYER

3/27/2024 | 9:14 PDT
Date

BUYER

Date

* PAID BY SELLER, AS PER LISTING AGREEMENT

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DocuSign Envelope ID: 67CDBAC5-A6B5-4464-A59B-8E2B75D78EFD

NOTICE
TO BUYER AND SELLER
READ THIS NOTICE BEFORE SIGNING THE CONTRACT

The Law requires real estate brokers to give you the following information before you sign this contract. It requires us to tell you that you must read all of it before you sign. The purpose is to help you in this purchase or sale.

1) As a real estate broker, I represent: ☐ the seller, not the buyer; ☐ the buyer, not the seller;
☒ both the seller and the buyer; ☐ neither the seller nor the buyer.
The title company does not represent either the seller or the buyer.

2) You will not get any legal advice unless you have your own lawyer. Neither I nor anyone from the title company can give legal advice to either the buyer or the seller. If you do not hire a lawyer, no one will represent you in legal matters now or at the closing. Neither I nor the title company will represent you in those matters.

3) The contract is the most important part of the transaction. It determines your rights, risks, and obligations. Signing the contract is a big step. A lawyer would review the contract, help you to understand it, and to negotiate its terms.

4) The contract becomes final and binding unless your lawyer cancels it within the following three business days. If you do not have a lawyer, you cannot change or cancel the contract unless the other party agrees. Neither can the real estate broker nor the title insurance company change the contract.

5) Another important service of a lawyer is to order a survey, title report, or other important reports. The lawyer will review them and help to resolve any questions that may arise about the ownership and condition of the property. These reports and survey can cost you a lot of money. A lawyer will also prepare the documents needed to close title and represent you at the closing.

6) A buyer without a lawyer runs special risks. Only a lawyer can advise a buyer about what to do if problems arise concerning the purchase of this property. The problems may be about the seller's title, the size and shape of the property, or other matters that may affect the value of the property. If either the broker or the title company knows about the problems, they should tell you. But they may not recognize the problem, see it from your point of view, or know what to do. Ordinarily, the broker and the title company have an interest in seeing that the sale is completed, because only then do they usually receive their commissions. So, their interests may differ from yours.

7) Whether you retain a lawyer is up to you. It is your decision. The purpose of this notice is to make sure that you have the information needed to make your decision.

DocuSigned by:
Paul Dolengo 3/27/2024
SELLER 4A73C9741397410... DATE

SELLER DATE

SELLER DATE

DocuSigned by:
Dr. Edwin Kalinka DATE
SELLER 0498A256E684472...
Listing Broker

DocuSigned by:
[Signature] 3/27/2024 | 9:14 PDT
BUYER 2C373332F8304C8 DATE

BUYER DATE

BUYER DATE

DocuSigned by:
[Signature] DATE
BUYER
Selling Broker

Prepared by: [Signature]
Name of Real Estate Licensee



©2016 New Jersey REALTORS®, Inc.
THIS FORM MAY BE USED ONLY IN THE SALE OF A ONE TO FOUR-FAMILY RESIDENTIAL PROPERTY
OR VACANT ONE-FAMILY LOTS. THIS FORM IS SUITABLE FOR USE ONLY WHERE THE SELLER HAS
PREVIOUSLY EXECUTED A WRITTEN LISTING AGREEMENT.

THIS IS A LEGALLY BINDING CONTRACT THAT WILL BECOME FINAL WITHIN THREE BUSINESS DAYS.
DURING THIS PERIOD YOU MAY CHOOSE TO CONSULT AN ATTORNEY WHO CAN REVIEW AND CANCEL THE
CONTRACT. SEE SECTION ON ATTORNEY REVIEW FOR DETAILS.

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1. PARTIES AND PROPERTY DESCRIPTION:

GENNADY ("Buyer"),
MEZHI BOVSKY ("Buyer"),
whose address is/are 7131 PERRY LANE, BROOKLYN NY 11234

AGREES TO PURCHASE FROM

PAUL DOLENKO ("Seller"),
whose address is/are 263 BOULEVARD, POMPTON PLAINS NJ 07444

THROUGH THE BROKER(S) NAMED IN THIS CONTRACT AT THE PRICE AND TERMS STATED BELOW, THE
FOLLOWING PROPERTY:

Property Address: 2103 BOULEVARD
shown on the municipal tax map of PERDANNOCK TWP County MORRIS

as Block 2106 Lot 00000 (the "Property") Qualifier _____ (if the Property is a condominium).
THE WORDS "BUYER" AND "SELLER" INCLUDE ALL BUYERS AND SELLERS LISTED ABOVE.

2. PURCHASE PRICE:

TOTAL PURCHASE PRICE \$ 839,000.-
INITIAL DEPOSIT \$ 500.-
ADDITIONAL DEPOSIT \$ 57,925.-
MORTGAGE \$ 713,150.-
BALANCE OF PURCHASE PRICE \$ 62,925.-

Buyer's
Initials:

Seller's
Initials:



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3. MANNER OF PAYMENT:

(A) INITIAL DEPOSIT to be paid by Buyer to ☐ Listing Broker ☐ Participating Broker ☒ Buyer's Attorney ☐ Title Company

☐ Other _____, on or before EXCLUSION 2F (date) (if left blank, then within five (5)

business days after the fully signed Contract has been delivered to both the Buyer and the Seller).

(B) ADDITIONAL DEPOSIT to be paid by Buyer to the party who will be responsible for holding the escrow who is identified below on or before _____ (date) (if left blank, then within ten (10) calendar days after the fully signed Contract has been delivered to both the Buyer and the Seller).

(C) ESCROW: All initial and additional deposit monies paid by Buyer shall be held in escrow in the NON-INTEREST BEARING TRUST ACCOUNT of BUYER ATTORNEY, ("Escrowee"), until the Closing, at which time all monies shall be paid over to Seller. The deposit monies shall not be paid over to Seller prior to the Closing, unless otherwise agreed in writing by both Buyer and Seller. If Buyer and Seller cannot agree on the disbursement of these escrow monies, the Escrowee may place the deposit monies in Court requesting the Court to resolve the dispute.

(D) IF PERFORMANCE BY BUYER IS CONTINGENT UPON OBTAINING A MORTGAGE:

If payment of the purchase price requires a mortgage loan other than by Seller or other than assumption of Seller's mortgage, Buyer shall apply for the loan through any lending institution of Buyer's choice in writing on lender's standard form within ten (10) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within ten (10) calendar days after the parties agree to the terms of this Contract, and use best efforts to obtain it. Buyer shall supply all necessary information and fees required by the proposed lender and shall authorize the lender to communicate with the real estate brokers(s) and involved attorney(s). Buyer shall obtain a written commitment from the lending institution to make a loan on the property under the following terms:

Principal Amount \$ 713,150 Type of Mortgage: ☐ VA ☐ FHA ☐ Section 203(k) ☒ Conventional ☐ Other _____
Term of Mortgage: 30 years, with monthly payments based on a 30 year payment schedule.

The written mortgage commitment must be delivered to Seller's agent, who is the Listing Broker identified in Section 30, and Seller's attorney, if applicable, no later than MAY 13, 2024 (date) (if left blank, then within thirty (30) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within thirty (30) calendar days after the parties agree to the terms of this Contract). Thereafter, if Buyer has not obtained the commitment, then either Buyer or Seller may void this Contract by written notice to the other party and Broker(s) within ten (10) calendar days of the commitment date or any extension of the commitment date, whichever is later. If this Contract is voided, the deposit monies paid by Buyer shall be returned to Buyer notwithstanding any other provision in this Contract, provided, however, if Seller alleges in writing to Escrowee within said ten (10) calendar days of the commitment date or any extension of the commitment date, whichever is later, that the failure to obtain the mortgage commitment is the result of Buyer's bad faith, negligence, intentional conduct or failure to diligently pursue the mortgage application, then Escrowee shall not return the deposit monies to Buyer without the written authorization of Seller. If Buyer has applied for Section 203(k) financing this Contract is contingent upon mortgage approval and the Buyer's acceptance of additional required repairs as determined by the lender.

(E) BALANCE OF PURCHASE PRICE: The balance of the purchase price shall be paid by Buyer in cash, or by certified, cashier's check or trust account check.

Payment of the balance of the purchase price by Buyer shall be made at the closing, which will take place on JUNE 5, 2024 (date) at the office of Buyer's closing agent or such other place as Seller and Buyer may agree ("the Closing").

4. SUFFICIENT ASSETS:

Buyer represents that Buyer has or will have as of the Closing, all necessary cash assets, together with the mortgage loan proceeds, to complete the Closing. Should Buyer not have sufficient cash assets at the Closing, Buyer will be in breach of this Contract and Seller shall be entitled to any remedies as provided by law.

5. ACCURATE DISCLOSURE OF SELLING PRICE:

Buyer and Seller certify that this Contract accurately reflects the gross sale price as indicated in Section 2 of this Contract. Buyer and Seller understand and agree that this information shall be disclosed to the Internal Revenue Service and other government agencies as required by law.

6. ITEMS INCLUDED IN SALE:

The Property includes all fixtures permanently attached to the building(s), and all shrubbery, plantings and fencing, gas and electric fixtures, cooking ranges and ovens, hot water heaters, flooring, screens, storm sashes, shades, blinds, awnings, radiator covers, heating

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apparatus and sump pumps, if any, except where owned by tenants, are included in this sale. All of the appliances shall be in working order as of the Closing. Seller does not guarantee the condition of the appliances after the Deed and affidavit of title have been delivered to Buyer at the Closing. The following items are also specifically included (If reference is made to the MLS Sheet and/or any other document, then the document(s) referenced should be attached.):

SEE ATTACHED MLS

7. ITEMS EXCLUDED FROM SALE: (If reference is made to the MLS Sheet and/or any other document, then the document(s) referenced should be attached.):

SEE ATTACHED MLS

8. DATES AND TIMES FOR PERFORMANCE:

Seller and Buyer agree that all dates and times included in this Contract are of the essence. This means that Seller and Buyer must satisfy the terms of this Contract within the time limits that are set in this Contract or will be in default, except as otherwise provided in this Contract or required by applicable law, including but not limited to if the Closing has to be delayed either because a lender does not timely provide documents through no fault of Buyer or Seller or for three (3) business days because of the change of terms as required by the Consumer Financial Protection Bureau.

If Seller requests that any addendum or other document be signed in connection with this Contract, "final execution date," "acknowledgement date," or similar language contained in such document that sets the time period for the completion of any conditions or contingencies, including but not limited to inspections and financing, shall mean that the time will begin to run after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then from the date the parties agree to the terms of this Contract.

Buyer selects TO BE ADVISED ("Closing Agent") as the title company, attorney or other entity or person to conduct the Closing. If the Closing Agent is an entity or person other than the Buyer's attorney, Buyer agrees to timely contact the Closing Agent to schedule the Closing after the attorney-review period is completed or, if the Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then after the parties agree to the terms of this Contract.

9. CERTIFICATE OF OCCUPANCY AND ZONING COMPLIANCE:

Seller makes no representations concerning existing zoning ordinances, except that Seller's use of the Property is not presently in violation of any zoning ordinances.

Some municipalities may require a Certificate of Occupancy or Housing Code Letter to be issued. If any is required for this Property, Seller shall obtain it at Seller's expense and provide to Buyer prior to Closing and shall be responsible to make and pay for any repairs required in order to obtain the Certificate or Letter. However, if this expense exceeds \$1500. (if left blank, then 1.5% of the purchase price) to Seller, then Seller may terminate this Contract and refund to Buyer all deposit monies plus Buyer's reasonable expenses, if any, in connection with this transaction unless Buyer elects to make repairs in excess of said amount at Buyer's expense, in which event Seller shall not have the right to terminate this Contract. In addition, Seller shall comply with all New Jersey laws, and local ordinances, including but not limited to smoke detectors, carbon monoxide detectors, fire extinguishers and indoor sprinklers, the cost of which shall be paid by Seller and not be considered as a repair cost.

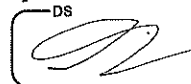
10. MUNICIPAL ASSESSMENTS: (Seller represents that Seller ☐ has ☐ has not been notified of any such municipal assessments as explained in this Section.)

Title shall be free and clear of all assessments for municipal improvements, including but not limited to municipal liens, as well as assessments and liabilities for future assessments for improvements constructed and completed. All confirmed assessments and all unconfirmed assessments that have been or may be imposed by the municipality for improvements that have been completed as of the Closing are to be paid in full by Seller or credited to Buyer at the Closing. A confirmed assessment is a lien against the Property. An unconfirmed assessment is a potential lien that, when approved by the appropriate governmental entity, will become a legal claim against the Property.

11. QUALITY AND INSURABILITY OF TITLE:

At the Closing, Seller shall deliver a duly executed Bargain and Sale Deed with Covenant as to Grantor's Acts or other Deed satisfactory to Buyer. Title to the Property will be free from all claims or rights of others, except as described in this Section and Section 12 of this Contract. The Deed shall contain the full legal description of the Property.

Buyer's
Initials:

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Seller's
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This sale will be subject to utility and other easements and restrictions of record, if any, and such state of facts as an accurate survey might disclose, provided such easement or restriction does not unreasonably limit the use of the Property. Generally, an easement is a right of a person other than the owner of property to use a portion of the property for a special purpose. A restriction is a recorded limitation on the manner in which a property owner may use the property. Buyer does not have to complete the purchase, however, if any easement, restriction or facts disclosed by an accurate survey would substantially interfere with the use of the Property for residential purposes. A violation of any restriction shall not be a reason for Buyer refusing to complete the Closing as long as the title company insures Buyer against loss at regular rates. The sale also will be made subject to applicable zoning ordinances, provided that the ordinances do not render title unmarketable.

Title to the Property shall be good, marketable and insurable, at regular rates, by any title insurance company licensed to do business in New Jersey, subject only to the claims and rights described in this Section and Section 12. Buyer agrees to order a title insurance commitment (title search) and survey, if required by Buyer's lender, title company or the municipality where the Property is located, and to furnish copies to Seller. If Seller's title contains any exceptions other than as set forth in this Section, Buyer shall notify Seller and Seller shall have thirty (30) calendar days within which to eliminate those exceptions. Seller represents, to the best of Seller's knowledge, that there are no restrictions in any conveyance or plans of record that will prohibit use and/or occupancy of the Property as a SINGLE family residential dwelling. Seller represents that all buildings and other improvements on the Property are within its boundary lines and that no improvements on adjoining properties extend across boundary lines of the Property.

If Seller is unable to transfer the quality of title required and Buyer and Seller are unable to agree upon a reduction of the purchase price, Buyer shall have the option to either void this Contract, in which case the monies paid by Buyer toward the purchase price shall be returned to Buyer, together with the actual costs of the title search and the survey and the mortgage application fees in preparing for the Closing without further liability to Seller; or to proceed with the Closing without any reduction of the purchase price.

12. POSSESSION, OCCUPANCY AND TENANCIES:

(A) Possession and Occupancy.

Possession and occupancy will be given to Buyer at the Closing. Buyer shall be entitled to possession of the Property, and any rents or profits from the Property, immediately upon the delivery of the Deed and the Closing. Seller shall pay off any person with a claim or right affecting the Property from the proceeds of this sale at or before the Closing.

(B) Tenancies. ☐ Applicable ☒ Not Applicable

Occupancy will be subject to the tenancies listed below as of the Closing. Seller represents that the tenancies are not in violation of any existing Municipal, County, State or Federal rules, regulations or laws. Seller agrees to transfer all security deposits to Buyer at the Closing and to provide to Brokers and Buyer a copy of all leases concerning the tenancies, if any, along with this Contract when it is signed by Seller. Seller represents that such leases can be assigned and that Seller will assign said leases, and Buyer agrees to accept title subject to these leases.

TENANT'S NAME	LOCATION	RENT	SECURITY DEPOSIT	TERM
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13. LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARD: (This section is applicable only to all dwellings built prior to 1978.) ☒ Applicable ☐ Not Applicable

(A) Document Acknowledgement.

Buyer acknowledges receipt of the EPA pamphlet entitled "Protect Your Family From Lead In Your Home." Moreover, a copy of a document entitled "Disclosure of Information and Acknowledgement Lead-Based Paint and Lead-Based Paint Hazards" has been fully completed and signed by Buyer, Seller and Broker(s) and is appended to and made a part of this Contract.

(B) Lead Warning Statement.

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

(C) Inspection.

The law requires that, unless Buyer and Seller agree to a longer or shorter period, Seller must allow Buyer a ten (10) calendar day period

within which to complete an inspection and/or risk assessment of the Property as set forth in the next paragraph. Buyer, however, has the right to waive this requirement in its entirety.

This Contract is contingent upon an inspection and/or risk assessment (the "Inspection") of the Property by a certified inspector/risk assessor for the presence of lead-based paint and/or lead-based paint hazards. The Inspection shall be ordered and obtained by Buyer at Buyer's expense within ten (10) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within ten (10) calendar days after the parties agree to the terms in this Contract ("Completion Date"). If the Inspection indicates that no lead-based paint or lead-based paint hazard is present at the Property, this contingency clause shall be deemed null and void. If the Inspection indicates that lead-based paint or lead-based paint hazard is present at the Property, this contingency clause will terminate at the time set forth above unless, within five (5) business days from the Completion Date, Buyer delivers a copy of the inspection and/or risk assessment report to Seller and Brokers and (1) advises Seller and Brokers, in writing that Buyer is voiding this Contract; or (2) delivers to Seller and Brokers a written amendment (the "Amendment") to this Contract listing the specific existing deficiencies and corrections required by Buyer. The Amendment shall provide that Seller agrees to (a) correct the deficiencies; and (b) furnish Buyer with a certification from a certified inspector/risk assessor that the deficiencies have been corrected, before the Closing. Seller shall have _____ (if left blank, then 3) business days after receipt of the Amendment to sign and return it to Buyer or send a written counter-proposal to Buyer. If Seller does not sign and return the Amendment or fails to offer a counter-proposal, this Contract shall be null and void. If Seller offers a counter-proposal, Buyer shall have _____ (if left blank, then 3) business days after receipt of the counter-proposal to accept it. If Buyer fails to accept the counter-proposal within the time limit provided, this Contract shall be null and void.

14. POINT-OF-ENTRY TREATMENT ("POET") SYSTEMS: ☐ Applicable ☐ Not Applicable

A point-of-entry treatment ("POET") system is a type of water treatment system used to remove contaminants from the water entering a structure from a potable well, usually through a filtration process. Seller represents that a POET system has been installed to an existing well on the Property and the POET system was installed and/or maintained using funds received from the New Jersey Spill Compensation Fund Claims Program, N.J.S.A. 58:10-23.11, et seq. The Buyer understands that Buyer will not be eligible to receive any such funds for the continued maintenance of the POET system. Pursuant to N.J.A.C. 7:1J-2.5(c), Seller agrees to notify the Department of Environmental Protection within thirty (30) calendar days of executing this Contract that the Property is to be sold.

15. CESSPOOL REQUIREMENTS: ☐ Applicable ☒ Not Applicable

(This section is applicable if the Property has a cesspool, except in certain limited circumstances set forth in N.J.A.C. 7:9A-3.16.) Pursuant to New Jersey's Standards for Individual Subsurface Sewage Disposal Systems, N.J.A.C. 7:9A (the "Standards"), if this Contract is for the sale of real property at which any cesspool, privy, outhouse, latrine or pit toilet (collectively "Cesspool") is located, the Cesspool must be abandoned and replaced with an individual subsurface sewage disposal system at or before the time of the real property transfer, except in limited circumstances.

(A) Seller represents to Buyer that ☒ no Cesspool is located at or on the Property, or ☐ one or more Cesspools are located at or on the Property. [If there are one or more Cesspools, then also check EITHER Box 1 or 2 below.]

1. ☐ Seller agrees that, prior to the Closing and at its sole cost and expense, Seller shall abandon and replace any and all Cesspools located at or on the Property and replace such Cesspools with an individual subsurface sewage disposal system ("System") meeting all the requirements of the Standards. At or prior to the Closing, Seller shall deliver to Buyer a certificate of compliance ("Certificate of Compliance") issued by the administrative authority ("Administrative Authority") (as those terms are defined in N.J.A.C. 7:9A-2.1) with respect to the System. Notwithstanding the foregoing, if the Administrative Authority determines that a fully compliant system cannot be installed at the Property, then Seller shall notify Buyer in writing within three (3) business days of its receipt of the Administrative Authority's determination of its intent to install either a nonconforming System or a permanent holding tank, as determined by the Administrative Authority ("Alternate System"), and Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) business days of receipt of the notice from Seller. If Buyer fails to timely void this Contract, Buyer shall have waived its right to cancel this Contract under this paragraph, and Seller shall install the Alternate System and, at or prior to the Closing, deliver to Buyer such Certificate of Compliance or other evidence of approval of the Alternate System as may be issued by the Administrative Authority. The delivery of said Certificate of Compliance or other evidence of approval shall be a condition precedent to the Closing; or

2. ☐ Buyer agrees that, at its sole cost and expense, Buyer shall take all actions necessary to abandon and replace any and all Cesspools located at or on the Property and replace such Cesspools with a System meeting all the requirements of the Standards or an Alternate System. Buyer shall indemnify and hold Seller harmless for any and all costs, damages, claims, fines, penalties and assessments (including but not limited to reasonable attorneys' and experts' fees) arising from Buyer's violation of this paragraph. This paragraph shall survive the Closing.

(B) If prior to the Closing, either Buyer or Seller becomes aware of any Cesspool at or on the Property that was not disclosed by Seller at or prior to execution of this Contract, the party with knowledge of the newly identified Cesspool shall promptly, but in no event later than three (3) business days after receipt of such knowledge, advise the other party of the newly identified Cesspool in writing. In such

Buyer's

Seller's
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event, the parties in good faith shall agree, no later than seven (7) business days after sending or receiving the written notice of the newly identified Cesspool, or the day preceding the scheduled Closing, whichever is sooner, to proceed pursuant to subsection (A) 1 or 2 above or such other agreement as satisfies the Standards, or either party may terminate this Contract.

16. INSPECTION CONTINGENCY CLAUSE:

(A) Responsibilities of Home Ownership.

Buyer and Seller acknowledge and agree that, because the purchase of a home is one of the most significant investments a person can make in a lifetime, all aspects of this transaction require considerable analysis and investigation by Buyer before closing title to the Property. While Brokers and salespersons who are involved in this transaction are trained as licensees under the New Jersey Licensing Act they readily acknowledge that they have had no special training or experience with respect to the complexities pertaining to the multitude of structural, topographical and environmental components of this Property. For example, and not by way of limitation, Brokers and salespersons have no special training, knowledge or experience with regard to discovering and/or evaluating physical defects, including structural defects, roof, basement, mechanical equipment, such as heating, air conditioning, and electrical systems, sewage, plumbing, exterior drainage, termite, and other types of insect infestation or damage caused by such infestation. Moreover, Brokers and salespersons similarly have no special training, knowledge or experience with regard to evaluation of possible environmental conditions which might affect the Property pertaining to the dwelling, such as the existence of radon gas, formaldehyde gas, airborne asbestos fibers, toxic chemicals, underground storage tanks, lead, mold or other pollutants in the soil, air or water.

(B) Radon Testing, Reports and Mitigation.

(Radon is a radioactive gas which results from the natural breakdown of uranium in soil, rock and water. It has been found in homes all over the United States and is a carcinogen. For more information on radon, go to www.epa.gov/radon/pubs/citguide.html and www.nj.gov/dep/rpp/radon or call the NJ Radon Hot Line at 800-648-0394 or 609-984-5425.)

If the Property has been tested for radon prior to the date of this Contract, Seller agrees to provide to Buyer, at the time of the execution of this Contract, a copy of the result of the radon test(s) and evidence of any subsequent radon mitigation or treatment of the Property. In any event, Buyer shall have the right to conduct a radon inspection/test as provided and subject to the conditions set forth in paragraph (D) below. If any test results furnished or obtained by Buyer indicate a concentration level of 4 picocuries per liter (4.0 pCi/L) or more in the subject dwelling, Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) business days of the receipt of any such report. For the purposes of this Section 16, Seller and Buyer agree that, in the event a radon gas concentration level in the subject dwelling is determined to be less than 4 picocuries per liter (4.0 pCi/L) without any remediation, such level of radon gas concentration shall be deemed to be an acceptable level ("Acceptable Level") for the purposes of this Contract. Under those circumstances, Seller shall be under no obligation to remediate, and this contingency clause as it relates to radon shall be deemed fully satisfied.

If Buyer's qualified inspector reports that the radon gas concentration level in the subject dwelling is four picocuries per liter (4.0 pCi/L) or more, Seller shall have a seven (7) business day period after receipt of such report to notify Buyer in writing that Seller agrees to remediate the gas concentration to an Acceptable Level (unless Buyer has voided this Contract as provided in the preceding paragraph). Upon such remediation, the contingency in this Contract which relates to radon shall be deemed fully satisfied. If Seller fails to notify Buyer of Seller's agreement to so remediate, such failure to so notify shall be deemed to be a refusal by Seller to remediate the radon level to an Acceptable Level, and Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) calendar days thereafter. If Buyer fails to void this Contract within the seven (7) business day period, Buyer shall have waived Buyer's right to cancel this Contract and this Contract shall remain in full force and effect, and Seller shall be under no obligation to remediate the radon gas concentration. If Seller agrees to remediate the radon to an Acceptable Level, such remediation and associated testing shall be completed by Seller prior to the Closing.

(C) Infestation and/or Damage By Wood Boring Insects.

Buyer shall have the right to have the Property inspected by a licensed exterminating company of Buyer's choice, for the purpose of determining if the Property is free from infestation and damage from termites or other wood destroying insects. If Buyer chooses to make this inspection, Buyer shall pay for the inspection unless Buyer's lender prohibits Buyer from paying, in which case Seller shall pay. The inspection must be completed and written reports must be furnished to Seller and Broker(s) within ____ (if left blank, then 14) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within ____ (if left blank, then 14) calendar days after the parties agree to the terms of this Contract. This report shall state the nature and extent of any infestation and/or damage and the full cost of treatment for any infestation. Seller agrees to treat any infestation and cure any damage at Seller's expense prior to Closing, provided, however, if the cost to cure exceeds 1% of the purchase price of the Property, then either party may void this Contract provided they do so within ____ (if left blank, then 7) business days after the report has been delivered to Seller and Brokers. If Buyer and Seller are unable to agree upon who will pay for the cost to cure and neither party timely voids this Contract, then Buyer will be deemed to have waived its right to terminate this Contract and will bear the cost to cure that is over 1% of the purchase price, with Seller bearing the cost that is under 1% of the purchase price.

Buyer's

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(D) Buyer's Right to Inspections.

Buyer acknowledges that the Property is being sold in an "as is" condition and that this Contract is entered into based upon the knowledge of Buyer as to the value of the land and whatever buildings are upon the Property, and not on any representation made by Seller, Brokers or their agents as to character or quality of the Property. Therefore, Buyer, at Buyer's sole cost and expense, is granted the right to have the dwelling and all other aspects of the Property, inspected and evaluated by "qualified inspectors" (as the term is defined in subsection G below) for the purpose of determining the existence of any physical defects or environmental conditions such as outlined above. If Buyer chooses to make inspections referred to in this paragraph, such inspections must be completed, and written reports including a list of repairs Buyer is requesting must be furnished to Seller and Brokers within ____ (if left blank, then 14) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within ____ (if left blank, then 14) calendar days after the parties agree to the terms of this Contract. If Buyer fails to furnish such written reports to Seller and Brokers within the ____ (if left blank, then 14) calendar days specified in this paragraph, this contingency clause shall be deemed waived by Buyer, and the Property shall be deemed acceptable by Buyer. The time period for furnishing the inspection reports is referred to as the "Inspection Time Period." Seller shall have all utilities in service for inspections.

(E) Responsibility to Cure.

If any physical defects or environmental conditions (other than radon or woodboring insects) are reported by the qualified inspectors to Seller within the Inspection Time Period, Seller shall then have seven (7) business days after the receipt of such reports to notify Buyer in writing that Seller shall correct or cure any of the defects set forth in such reports. If Seller fails to notify Buyer of Seller's agreement to so cure and correct, such failure to so notify shall be deemed to be a refusal by Seller to cure or correct such defects. If Seller fails to agree to cure or correct such defects within the seven (7) business day period, or if the environmental condition at the Property (other than radon) is incurable and is of such significance as to unreasonably endanger the health of Buyer, Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) business days thereafter. If Buyer fails to void this Contract within the seven (7) business day period, Buyer shall have waived Buyer's right to cancel this Contract and this Contract shall remain in full force, and Seller shall be under no obligation to correct or cure any of the defects set forth in the inspections. If Seller agrees to correct or cure such defects, all such repair work shall be completed by Seller prior to the closing of title. Radon at the Property shall be governed by the provisions of paragraph (B), above.

(F) Flood Hazard Area (if applicable).

The federal and state governments have designated certain areas as flood areas. If the Property is located in a flood area, the use of the Property may be limited. If Buyer's inquiry reveals that the Property is in a flood area, Buyer may cancel this Contract within ten (10) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within ten (10) calendar days after the parties agree to the terms of this Contract. If the mortgage lender requires flood insurance, then Buyer shall be responsible for obtaining such insurance on the Property. For a flood policy to be in effect immediately, there must be a loan closing. There is a thirty (30) calendar day wait for flood policies to be in effect for cash transactions. Therefore, cash buyers are advised to make application and make advance payment for a flood policy at least thirty (30) calendar days in advance of closing if they want coverage to be in effect upon transfer of title.

Buyer's mortgage lender may require Buyer to purchase flood insurance in connection with Buyer's purchase of this Property. The National Flood Insurance Program ("NFIP") provides for the availability of flood insurance but also establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Due to amendments to federal law governing the NFIP, those premiums are increasing and, in some cases, will rise by a substantial amount over the premiums previously charged for flood insurance for the Property. As a result, Buyer should not rely on the premiums paid for flood insurance on this Property previously as an indication of the premiums that will apply after Buyer completes the purchase. In considering Buyer's purchase of this Property, Buyer is therefore urged to consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, the premiums that are likely to be required to purchase such insurance and any available information about how those premiums may increase in the future.

(G) Qualifications of Inspectors.

Where the term "qualified inspectors" is used in this Contract, it is intended to refer to persons or businesses that are licensed or certified by the State of New Jersey for such purpose.

17. MEGAN'S LAW STATEMENT:

Under New Jersey law, the county prosecutor determines whether and how to provide notice of the presence of convicted sex offenders in an area. In their professional capacity, real estate licensees are not entitled to notification by the county prosecutor under Megan's Law and are unable to obtain such information for you. Upon closing, the county prosecutor may be contacted for such further information as may be disclosable to you.

18. MEGAN'S LAW REGISTRY:

Buyer is notified that New Jersey law establishes an Internet Registry of Sex Offenders that may be accessed at www.nj.gov. Neither Seller nor any real estate broker nor salesperson make any representation as to the accuracy of the registry.

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19. NOTIFICATION REGARDING OFF-SITE CONDITIONS: (Applicable to all resale transactions.)

Pursuant to the New Residential Construction Off-Site Conditions Disclosure Act, N.J.S.A. 46:3C-1, et. seq, the clerks of municipalities in New Jersey maintain lists of off-site conditions which may affect the value of residential properties in the vicinity of the off-site condition. Buyers may examine the lists and are encouraged to independently investigate the area surrounding this property in order to become familiar with any off-site conditions which may affect the value of the property. In cases where a property is located near the border of a municipality, buyers may wish to also examine the list maintained by the neighboring municipality.

20. AIR SAFETY AND ZONING NOTICE:

Any person who sells or transfers a property that is in an airport safety zone as set forth in the New Jersey Air Safety and Zoning Act of 1983, N.J.S.A. 6:1-80, et seq., and appearing on a municipal map used for tax purposes, as well as Seller's agent, shall provide notice to a prospective buyer that the property is located in an airport safety zone prior to the signing of the contract of sale. The Air Safety and Zoning Act also requires that each municipality in an airport safety zone enact an ordinance or ordinances incorporating the standards promulgated under the Act and providing for their enforcement within the delineated areas in the municipality. Buyer acknowledges receipt of the following list of airports and the municipalities that may be affected by them and that Buyer has the responsibility to contact the municipal clerk of any affected municipality concerning any ordinance that may affect the Property.

Municipality	Airport(s)	Municipality	Airport(s)
Alexandria Tp.	Alexandria & Sky Manor	Mannalapan Tp. (Monmouth Cty)	Old Bridge
Andover Tp.	Aeroflex-Andover & Newton	Mansfield Tp.	Hackettstown
Bedminster Tp.	Somerset	Manville Bor.	Central Jersey Regional
Berkeley Tp.	Ocean County	Medford Tp.	Flying W
Berlin Bor.	Camden County	Middle Tp.	Cape May County
Blairstown Tp.	Blairstown	Millville	Millville Municipal
Branchburg Tp.	Somerset	Monroe Tp. (Gloucester Cty)	Cross Keys & Southern Cross
Buena Bor. (Atlantic Cty)	Vineland-Downtown	Monroe Tp. (Middlesex Cty)	Old Bridge
Dennis Tp.	Woodbine Municipal	Montgomery Tp.	Princeton
Eagleswood Tp.	Eagles Nest	Ocean City	Ocean City
Ewing Tp.	Trenton-Mercer County	Old Bridge Tp.	Old Bridge
E. Hanover Tp.	Morristown Municipal	Oldmans Tp.	Oldmans
Florham Park Bor.	Morristown Municipal	Pemberton Tp.	Pemberton
Franklin Tp. (Gloucester Cty)	Southern Cross & Vineland Downtown	Pequannock Tp.	Lincoln Park
Franklin Tp. (Hunterdon Cty)	Sky Manor	Readington Tp.	Solberg-Hunterdon
Franklin Tp. (Somerset Cty)	Central Jersey Regional	Rocky Hill Boro.	Princeton
Hammonton Bor.	Hammonton Municipal	Southampton Tp.	Red Lion
Hanover Tp.	Morristown Municipal	Springfield Tp.	Red Wing
Hillsborough Tp.	Central Jersey Regional	Upper Deerfield Tp.	Bucks
Hopewell Tp. (Mercer Cty)	Trenton-Mercer County	Vineland City	Kroelinger & Vineland Downtown
Howell Tp.	Monmouth Executive	Wall Tp.	Monmouth Executive
Lacey Tp.	Ocean County	Wantage Tp.	Sussex
Lakewood Tp.	Lakewood	Robbinsville	Trenton-Robbinsville
Lincoln Park Bor.	Lincoln Park	West Milford Tp.	Greenwood Lake
Lower Tp.	Cape May County	Winslow Tp.	Camden County
Lumberton Tp.	Flying W & South Jersey Regional	Woodbine Bor.	Woodbine Municipal

The following airports are not subject to the Airport Safety and Zoning Act because they are subject to federal regulation or within the jurisdiction of the Port of Authority of New York and New Jersey and therefore are not regulated by New Jersey: Essex County Airport, Linden Airport, Newark Liberty Airport, Teterboro Airport, Little Ferry Seaplane Base, Atlantic City International Airport, and Maguire Airforce Base and NAEC Lakehurst.

21. BULK SALES:

The New Jersey Bulk Sales Law, N.J.S.A. 54:50-38, (the "Law") applies to the sale of certain residential property. Under the Law, Buyer may be liable for taxes owed by Seller if the Law applies and Buyer does not deliver to the Director of the New Jersey Division of Taxation (the "Division") a copy of this Contract and a notice on a form required by the Division (the "Tax Form") at least ten (10) business days prior to the Closing. If Buyer decides to deliver the Tax Form to the Division, Seller shall cooperate with Buyer by promptly providing Buyer with any information that Buyer needs to complete and deliver the Tax Form in a timely manner. Buyer promptly shall deliver to Seller a copy of any notice that Buyer receives from the Division in response to the Tax Form.

The Law does not apply to the sale of a simple dwelling house, or the sale or lease of a seasonal rental property, if Seller is an individual, estate or trust, or any combination thereof, owning the simple dwelling house or seasonal rental property as joint tenants, tenants in common or tenancy by the entirety. A simple dwelling house is a one or two family residential building, or a cooperative or condominium unit used as a residential dwelling, none of which has any commercial property. A seasonal rental property is a time

Buyer's

Seller's
Initials:

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share, or a dwelling unit that is rented for residential purposes for a term of not more than 125 consecutive days, by an owner that has a permanent residence elsewhere.

If, prior to the Closing, the Division notifies Buyer to withhold an amount (the "Tax Amount") from the purchase price proceeds for possible unpaid tax liabilities of Seller, Buyer's attorney or Buyer's title insurance company (the "Escrow Agent") shall withhold the Tax Amount from the closing proceeds and place that amount in escrow (the "Tax Escrow"). If the Tax Amount exceeds the amount of available closing proceeds, Seller shall bring the deficiency to the Closing and the deficiency shall be added to the Tax Escrow. If the Division directs the Escrow Agent or Buyer to remit funds from the Tax Escrow to the Division or some other entity, the Escrow Agent or Buyer shall do so. The Escrow Agent or Buyer shall only release the Tax Escrow, or the remaining balance thereof, to Seller (or as otherwise directed by the Division) upon receipt of written notice from the Division that it can be released, and that no liability will be asserted under the Law against Buyer.

22. NOTICE TO BUYER CONCERNING INSURANCE:

Buyer should obtain appropriate casualty and liability insurance for the Property. Buyer's mortgage lender will require that such insurance be in place at Closing. Occasionally, there are issues and delays in obtaining insurance. Be advised that a "binder" is only a temporary commitment to provide insurance coverage and is not an insurance policy. Buyer is therefore urged to contact a licensed insurance agent or broker to assist Buyer in satisfying Buyer's insurance requirements.

23. MAINTENANCE AND CONDITION OF PROPERTY:

Seller agrees to maintain the grounds, buildings and improvements, in good condition, subject to ordinary wear and tear. The premises shall be in "broom clean" condition and free of debris as of the Closing. Seller represents that all electrical, plumbing, heating and air conditioning systems (if applicable), together with all fixtures included within the terms of the Contract now work and shall be in proper working order at the Closing. Seller further states, that to the best of Seller's knowledge, there are currently no leaks or seepage in the roof, walls or basement. Seller does not guarantee the continuing condition of the premises as set forth in this Section after the Closing.

24. RISK OF LOSS:

The risk of loss or damage to the Property by fire or otherwise, except ordinary wear and tear, is the responsibility of Seller until the Closing.

25. INITIAL AND FINAL WALK-THROUGHS:

In addition to the inspections set forth elsewhere in this Contract, Seller agrees to permit Buyer or Buyer's duly authorized representative to conduct an initial and a final walk-through inspection of the interior and exterior of the Property at any reasonable time before the Closing. Seller shall have all utilities in service for the inspections.

26. ADJUSTMENTS AT CLOSING:

Seller shall pay for the preparation of the Deed, realty transfer fee, lien discharge fees, if any, and one-half of the title company charges for disbursements and attendance allowed by the Commissioner of Insurance; but all searches, title insurance premium and other conveyancing expenses are to be paid for by Buyer.

Seller and Buyer shall make prorated adjustments at Closing for items which have been paid by Seller or are due from Seller, such as real estate taxes, water and sewer charges that could be claims against the Property, rental and security deposits, association and condominium dues, and fuel in Seller's tank. Adjustments of fuel shall be based upon physical inventory and pricing by Seller's supplier. Such determination shall be conclusive.

If Buyer is assuming Seller's mortgage loan, Buyer shall credit Seller for all monies, such as real estate taxes and insurance premiums paid in advance or on deposit with Seller's mortgage lender. Buyer shall receive a credit for monies, which Seller owes to Seller's Mortgage lender, such as current interest or a deficit in the mortgage escrow account.

If the Property is used or enjoyed by not more than four families and the purchase price exceeds \$1,000,000, then pursuant to N.J.S.A. 46:15-7.2, Buyer will be solely responsible for payment of the fee due for the transfer of the Property, which is the so-called "Mansion Tax", in the amount of one (1%) percent of the purchase price.

Unless an exemption applies, non-resident individuals, estates, or trusts that sell or transfer real property in New Jersey are required to make an estimated gross income tax payment to the State of New Jersey on the gain from a transfer/sale of real property (the so-called "Exit Tax,") as a condition of the recording of the deed.

If Seller is a foreign person (an individual, corporation or entity that is a non-US resident) under the Foreign Investment in Real Property Tax Act of 1980, as amended ("FIRPTA"), then with a few exceptions, a portion of the proceeds of sale may need to be withheld from Seller and paid to the Internal Revenue Service as an advance payment against Seller's tax liability. Seller agrees that, if applicable, Seller will (a) be solely responsible for payment of any state or federal income tax with no amount(s) Buyer's Seller's

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531 required by law to be paid by Seller (which Buyer may deduct from the purchase price and pay at the Closing); and (b) execute
532 and deliver to Buyer at the Closing any and all forms, affidavits or certifications required under state and federal law to be filed in
533 connection with the amount(s) withheld.
534 There shall be no adjustment on any Homestead Rebate due or to become due.

535
536 **27. FAILURE OF BUYER OR SELLER TO CLOSE:**

537 If Seller fails to close title to the Property in accordance with this Contract, Buyer then may commence any legal or equitable action
538 to which Buyer may be entitled. If Buyer fails to close title in accordance with this Contract, Seller then may commence an action
539 for damages it has suffered, and, in such case, the deposit monies paid on account of the purchase price shall be applied against such
540 damages. If Buyer or Seller breach this Contract, the breaching party will nevertheless be liable to Brokers for the commissions in the
541 amount set forth in this Contract, as well as reasonable attorneys' fees, costs and such other damages as are determined by the Court.

542
543 **28. CONSUMER INFORMATION STATEMENT ACKNOWLEDGMENT:**

544 By signing below, Seller and Buyer acknowledge they received the Consumer Information Statement on New Jersey Real Estate
545 Relationships from the Broker(s) prior to the first showing of the Property.

546
547 **29. DECLARATION OF BROKER(S)/BUSINESS RELATIONSHIP(S):**

548 (A) Keller Williams Metropolitan, (name of firm) and its authorized
549 representative(s) EDWIN KALINKA

550
551 (name(s) of licensee(s))

552 ARE OPERATING IN THIS TRANSACTION AS A (indicate one of the following)
553 ☐ SELLER'S AGENT ☐ BUYER'S AGENT ☒ DISCLOSED DUAL AGENT ☐ TRANSACTION BROKER.

554
555 (B) (If more than one firm is participating, provide the following.) INFORMATION SUPPLIED BY
556 SAME AS ABOVE (name of other firm.) HAS INDICATED THAT IT IS
557 OPERATING IN THIS TRANSACTION AS A (indicate one of the following)
558 ☐ SELLER'S AGENT ☐ BUYER'S AGENT ☐ TRANSACTION BROKER.

559
560 **30. BROKERS' INFORMATION AND COMMISSION:**

561 The commission, in accord with the previously executed listing agreement, shall be due and payable at the Closing and payment by Buyer
562 of the purchase consideration for the Property. Seller hereby authorizes and instructs whomever is the disbursing agent to pay the full
563 commission as set forth below to the below-mentioned Brokerage Firm(s) out of the proceeds of sale prior to the payment of any such
564 funds to Seller. Buyer consents to the disbursing agent making said disbursements. The commission shall be paid upon the purchase price
565 set forth in Section 2 and shall include any amounts allocated to, among other things, furniture and fixtures.

566
567 Keller Williams Metropolitan 1221052
568 Listing Firm REG License ID
569 EDWIN KALINKA 9132056
570 Listing Agent REG License ID
571 44 Whippany Rd #230, MORRISTOWN NJ 07960
572 Address
573 973-539-1120 973-670-8338
574 Office Telephone Fax Agent Cell Phone
575
576 (Per Listing Agreement)
577 KALINKATEAM@GMAIL.COM As per U.A. 2.25%
578 E-mail Commission due Listing Firm

579
580 Keller Williams Realty Metropolitan REG License ID
581 Participating Firm
582
583 Participating Agent REG License ID
584 44 Whippany Road Suite 230 Morristown NJ 07960
585 Address
586 973-539-1120
587 Office Telephone Fax Agent Cell Phone
588 SAME AS ABOVE 2.25%
589 Commission due Participating Firm
590 E-mail Buyer's Seller's Initials

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591 | **31. EQUITABLE LIEN:**

592 | Under New Jersey law, brokers who bring the parties together in a real estate transaction are entitled to an equitable lien in the amount
593 | of their commission. This lien attaches to the property being sold from when the contract of sale is signed until the closing and then to
594 | the funds due to seller at closing, and is not contingent upon the notice provided in this Section. As a result of this lien, the party who
595 | disburses the funds at the Closing in this transaction should not release any portion of the commission to any party other than Broker(s)
596 | and, if there is a dispute with regard to the commission to be paid, should hold the disputed amount in escrow until the dispute with
597 | Broker(s) is resolved and written authorization to release the funds is provided by Broker(s).

598 | **32. DISCLOSURE THAT BUYER OR SELLER IS A REAL ESTATE LICENSEE:** ☐ Applicable ☒ Not Applicable

599 | A real estate licensee in New Jersey who has an interest as a buyer or seller of real property is required to disclose in the sales contract
600 | that the person is a licensee. _____ therefore discloses that he/she is licensed in New Jersey as
601 | a real estate ☐ broker ☐ broker-salesperson ☐ salesperson ☐ referral agent.

602 | **33. BROKERS TO RECEIVE CLOSING DISCLOSURE AND OTHER DOCUMENTS:**

603 | Buyer and Seller agree that Broker(s) involved in this transaction will be provided with the Closing Disclosure documents and any
604 | amendments to those documents in the same time and manner as the Consumer Financial Protection Bureau requires that those
605 | documents be provided to Buyer and Seller. In addition, Buyer and Seller agree that, if one or both of them hire an attorney who
606 | disapproves this Contract as provided in the Attorney-Review Clause Section, then the attorney(s) will notify the Broker(s) in writing when
607 | either this Contract is finalized or the parties decide not to proceed with the transaction.

608 | **34. PROFESSIONAL REFERRALS:**

609 | Seller and Buyer may request the names of attorneys, inspectors, engineers, tradespeople or other professionals from their Brokers
610 | involved in the transaction. Any names provided by Broker(s) shall not be deemed to be a recommendation or testimony of competency of
611 | the person or persons referred. Seller and Buyer shall assume full responsibility for their selection(s) and hold Brokers and/or salespersons
612 | harmless for any claim or actions resulting from the work or duties performed by these professionals.

613 | **35. ATTORNEY-REVIEW CLAUSE:**

614 | **(1) Study by Attorney.**

615 | Buyer or Seller may choose to have an attorney study this Contract. If an attorney is consulted, the attorney must complete his or her
616 | review of the Contract within a three-day period. This Contract will be legally binding at the end of this three-day period unless an
617 | attorney for Buyer or Seller reviews and disapproves of the Contract.

618 | **(2) Counting the Time.**

619 | You count the three days from the date of delivery of the signed Contract to Buyer and Seller. You do not count Saturdays, Sundays or
620 | legal holidays. Buyer and Seller may agree in writing to extend the three-day period for attorney review.

621 | **(3) Notice of Disapproval.**

622 | If an attorney for the Buyer or Seller reviews and disapproves of this Contract, the attorney must notify the Broker(s) and the other party
623 | named in this Contract within the three-day period. Otherwise this Contract will be legally binding as written. The attorney must send
624 | the notice of disapproval to the Broker(s) by fax, e-mail, personal delivery, or overnight mail with proof of delivery. Notice by overnight
625 | mail will be effective upon mailing. The personal delivery will be effective upon delivery to the Broker's office. The attorney may also,
626 | but need not, inform the Broker(s) of any suggested revision(s) in the Contract that would make it satisfactory.

627 | **36. NOTICES:**

628 | All notices shall be by certified mail, fax, e-mail, recognized overnight courier or electronic document (except for notices under the
629 | Attorney-Review Clause Section) or by delivering it personally. The certified letter, e-mail, reputable overnight carrier, fax or electronic
630 | document will be effective upon sending. Notices to Seller and Buyer shall be addressed to the addresses in Section 1, unless otherwise
631 | specified in writing by the respective party.

632 | **37. NO ASSIGNMENT:**

633 | This Contract shall not be assigned without the written consent of Seller. This means that Buyer may not transfer to anyone else Buyer's
634 | rights under this Contract to purchase the Property.

635 | **38. ELECTRONIC SIGNATURES AND DOCUMENTS:**

636 | Buyer and Seller agree that the New Jersey Uniform Electronic Transaction Act, N.J.S.A. 12A:12-1 to 26, applies to this transaction,
637 | including but not limited to the parties and their representatives having the right to use electronic signatures and electronic documents that
638 | are created, generated, sent, communicated, received or stored in connection with this transaction. Since Section 11 of the Act provides
639 | that acknowledging an electronic signature is not necessary for the signature of such a person where all other information required to
640 | be included is attached to or logically associated with the signature or record, such electronic signatures, including but not limited to an
641 | electronic signature of one of the parties to this Contract, do not have to be witnessed.
642 | Buyer's _____ Seller's _____
643 | Initials Initials

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DocuSign Envelope ID: 67CDBAC5-A6B5-4464-A59B-8E2B75D78EFD

651 39. CORPORATE RESOLUTIONS:

652 If Buyer or Seller is a corporate or other entity, the person signing below on behalf of the entity represents that all required corporate
653 resolutions have been duly approved and the person has the authority to sign on behalf of the entity.

654 40. ENTIRE AGREEMENT; PARTIES LIABLE:

655 This Contract contains the entire agreement of the parties. No representations have been made by any of the parties, the Broker(s) or its
656 salespersons, except as set forth in this Contract. This Contract is binding upon all parties who sign it and all who succeed to their rights
657 and responsibilities and only may be amended by an agreement in writing signed by Buyer and Seller.
658

659 41. APPLICABLE LAWS:

660 This Contract shall be governed by and construed in accordance with the laws of the State of New Jersey and any lawsuit relating to
661 this Contract or the underlying transaction shall be venued in the State of New Jersey.
662

663 42. ADDENDA:

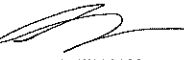
664 The following additional terms are included in the attached addenda or riders and incorporated into this Contract (check if applicable):
665

- 666 ☐ Buyer's Property Sale Contingency ☐ Private Well Testing
667 ☐ Condominium/Homeowner's Associations ☐ Properties With Three (3) or More Units
668 ☐ Coronavirus ☐ Seller Concession
669 ☒ FHA/VA Loans ☐ Short Sale
670 ☐ Lead Based Paint Disclosure (Pre-1978) ☐ Solar Panel
671 ☐ New Construction ☐ Swimming Pools
672 ☒ Private Sewage Disposal (Other than Cesspool) ☐ Underground Fuel Tank(s)
673

674 43. ADDITIONAL CONTRACTUAL PROVISIONS:
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685 WITNESS:

DocuSigned by:



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BUYER

3/27/2024 | 9:14 PDT

Date

BUYER

Date

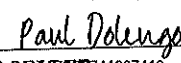
BUYER

Date

BUYER

Date

DocuSigned by:



SELLER 41397410...

3/27/2024

Date

SELLER

Date

SELLER

Date



SELLER

Seller's



Date

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NEW JERSEY REALTORS®
OPEN PUBLIC RECORDS ACT
NOTICE TO BUYERS AND SELLERS

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The New Jersey Open Public Records Act ("OPRA") allows a Buyer or Seller to request documents from a municipality and other governmental entities that may provide important information about a property that the Buyer/Seller is interested in purchasing/selling. Under OPRA, a governmental entity must provide most documents for inspection, copying or examination in response to a request within seven (7) business days, unless a reasonable extension is needed to provide the documents. A request must be for specific identifiable documents and not be for information.

It is recommended that Buyers or Sellers submit an OPRA request for documents relating to a property to the municipality in which the property they are interested in purchasing/selling is located. The request should be submitted as soon as possible in order to allow time to deal with any issues that the documents reveal and because they may affect the Buyers' interest in purchasing the property and the Sellers' decisions about marketing the property. OPRA request forms are available from municipalities, typically on their websites.

Documents a Buyer or Seller may want to request include but are not limited to the following:

1. Open and closed permits for work at the property.
2. Documents regarding any variance pending, granted or denied for the property.
3. Complaints filed by the municipality and other citations for code or other violations at the property.
4. Any pending or finalized assessments for the property.
5. Tax assessors reports or memos regarding the property.
6. Any deed, easement or other restriction of record for the property.
7. Inspections for environmental issues, water wells, sanitary disposal systems and underground fuel tanks for the property.
8. The current certificate of occupancy for the property.
9. Any document indicating if the property is in a flood zone.
10. A list of off-site conditions that may affect the value of the property that is maintained by the municipality pursuant to the New Residential Construction Off-Site Conditions Disclosure Act.
11. The current ordinances passed by the municipality pursuant to the New Jersey Air Safety and Zoning Act if the municipality is in an air safety zone.

Buyers and Sellers understand that important information may be obtained about a property in response to an OPRA request and acknowledge that they have been advised to file such a request.

DocuSigned by:

BUYER/SELLER

3/27/2024 | 9:14 PDT

DATE

BUYER/SELLER

DATE

DocuSigned by:

BUYER/SELLER

3/27/2024

DATE

BUYER/SELLER

DATE





WIRE FRAUD NOTICE

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PROTECT YOURSELF FROM BECOMING A VICTIM OF WIRE FRAUD. Wire fraud has become very common. It typically involves a criminal hacker sending fraudulent wire transfer instructions in an email to an unsuspecting buyer/tenant or seller/landlord in a real estate transaction that appears as though it is from a trusted source, such as the victim's broker, attorney, appraiser, home inspector or title agent. The email may look exactly like other emails that the victim received in the past from such individuals, including having the same or a similar email address, accurate loan and other financial information, and the logo of one of those individuals. If the hacker is successful, the victim will follow the bogus instructions to wire money, such as deposit money or the payment of an invoice, to the hacker's account. Once this money has been wired, it may not be possible to recover it.

We strongly recommend that, before you wire funds to any party, including your own attorney, real estate broker or title agent, you personally call them to confirm the account number and other wire instructions. You only should call them at a number that you have obtained on your own (e.g., from the sales contract, the lease, their website, etc.) and should not use any phone number that is in any email - even if the email appears to be from someone you know.

If you have any reason to believe that your money was sent to a hacker, you must immediately contact your bank and your local office of the Federal Bureau of Investigation, who can work with other agencies to try to recover your money, to advise them where and when the money was sent. You also should promptly file a complaint with the Internet Crime Center at hcc.ic3.gov.

Finally, since much of the information included in such fraudulent emails is obtained from email accounts that are not secure, we strongly recommend that you not provide any sensitive personal or financial information in an email or an attachment to an email. Whenever possible, such information, including Social Security numbers, bank account and credit card numbers and wiring instructions, should be sent by more secure means, such as by hand delivery, over the phone, or through secure mail or overnight services.

By signing below, you indicate that you have read and understand the contents of this Notice:

Seller/Landlord:	<div>DocuSigned by: 4A73C974139741D...</div>	Date: 3/27/2024
Seller/Landlord:		Date:
Buyer/Tenant:	<div>DocuSigned by: 2C373332F8304C8...</div>	Date: 3/27/2024 9:14 PDT
Buyer/Tenant:		Date:



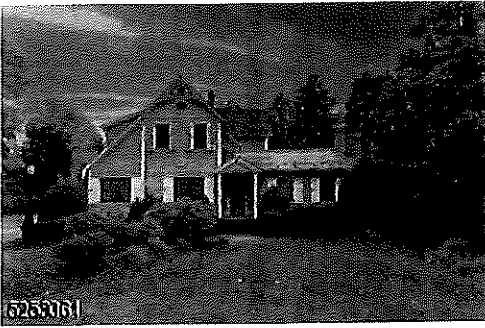
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Morris* Pequannock Twp.* (2331)

263 Boulevard*

List Price: \$899,000

Residential Agent Complete Report



MLS#: 3671973 Section: Pompton Plains
Status: Active ZN:
Rms: 9 GRS:
Bdrm: 4 MSJR:
FB: 2 HS:
HB: 1 Acres: 0.68*
ZIP: 07444-1701* LISz: 131X226*
RZIP: 07444 SqFt:
Block: 2106* CLR: Green
Lot: 2* CL: No
Unit #: GSMLS.com: Yes
Floor #: YB/Desc/Ren: 1898 / Approximate, Renovated / 2010
Bldg #: PSubType: Single Family
AgeRestricted: No Style: Colonial, Custom Home
Pets:

LP: \$899,000
OLP: \$899,000
SP:
LD: 10/27/2023
XD: 05/04/2024
FSD:
UCD:
ACD:
CD:
ADM: 122
DOM: 151
Terms:
SDA: Yes

Directions: Sunset Road to Boulevard

Remarks: Welcome to this charming 4-bedroom, 2.5-bathroom colonial-style home that's straight out of yesteryear, yet brimming with timeless elegance. As you step inside, you'll be greeted by a cozy library, complete with a crackling fireplace, where you can curl up with a good book on chilly evenings. The heart of this home is its custom kitchen, adorned with beautifully painted murals that add a touch of artistic flair. It's the perfect place to whip up culinary masterpieces or simply enjoy your morning coffee. When it's time for more formal affairs, you'll find a gracious dining room and a stylish living room, both exuding classic charm and ready to host gatherings with a touch of sophistication. And don't forget the side porch, where you can soak in the fresh air and perhaps sip on lemonade as you watch the world go by. Oversized detached 2 car plus, finished garage is for the workshop enthusiast boasting heat and electric along with a few other goodies. This Victorian gem offers the best of both worlds - the cozy warmth of yesteryear and the modern conveniences you desire. It's a home where memories are made, and every corner whispers tales of timeless elegance.

Agent Remarks: Appmt thru Showing Time only - call 800-746-9464. Notice required. Only between 9am-7pm - Principals only. Please give time for confirmation. Qs - call Ed K 973.670.8338

INTERIOR

Applincs: Carbon Monoxide Detector, Central Vacuum, Dishwasher, Kitchen Exhaust Fan, Refrigerator, Range/Oven-Gas, Washer, Wine Refrigerator
Bsmnt: Yes / Unfinished
Dine: Formal Dining Room
FirePl: 1 / Library
Floor: Tile, Wood

IntFeat: Carbon Monoxide Detector, High Ceilings, Smoke Detector, Tub Shower
Kitch: Country Kitchen, Eat-In Kitchen

EXTERIOR / OTHER FEATURES

Drive: 6 / Off-Street Parking, Paver Block
Exterior: Brick, Wood
ExtFeat: Deck, Open Porch(es), Patio

Garage: 2 / Detached Garage, Garage Door Opener, Finished Garage, Oversize
Garage, See Remarks
LotDesc: Level Lot, Open Lot
Roof: Imitation Slate

ROOM DIMENSIONS

LivRm: / First DinRm: / First Kitch: / First Den: / First FamRm: / First
Mstr: / Second Bed2: / Second Bed3: / Second Bed4: / Second
LevelB: Storage Room, Utility Room
Level1: Dining Room, Foyer, Kitchen, Library, Living Room, Office, Powder Room
Level2: 4 Or More Bedrooms, Bath Main, Bath(s) Other
Attic: Pull Down Stairs

UTILITIES

Heat: 2 Units, Radiant - Hot Water, Radiators - Hot Water
Cool: Central Air
Fuel: Gas-Natural
Service: Cable TV Available, Garbage Extra Charge

Sewer: Septic
Utilities: Electric, Gas-Natural
Water: Public Water

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$12,193* / 2022* TaxRt: 2.545* / 2022 BldAsmt: \$292,900* LndAsmt: \$233,200* TotAsmt: \$526,100*
Fee: \$ / AppFee: \$ FarmAsmt: HmWrnty: OTP: Fee Simple
Other: \$ / Easement: Yes / as per survey LenderApprReq: Call LA

SHOWING INFORMATION

Owner: CO LB
Possess: pass of title
Instr: Limited showing times. Seller is elderly. Please call showing time to schedule. Do not schedule on MLS system. Call 800-746-9464. Questions call Ed Kalinka 973.670.8338
Show: Limited Hours-Call LO, See Showing Instructions

LISTING OFFICE INFORMATION

ListOff: KELLER WILLIAMS METROPOLITAN (4330) Ph: 973-539-1120 Email: edwinkalinka@gmail.com
ListAg1: EDWIN KALINKA (236394) Ph: 973-670-8338 Fax: 973-605-5105
BB: 2.25 -250
LType: Exclusive Right to Sell SA: 0 BREL: Seller Agent TB: 2.25-250 VarComm: No

Copyright, Garden State MLS, L.L.C.

DocuSigned by: [Signature] Deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx. **

DocuSigned by:

EDWIN KALINKA

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**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT ABOUT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

I. LEAD PAINT WARNING

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

II. PROPERTY ADDRESS: 263 BOULEVARD PEQUANNOCK NJ 07944

III. SELLER'S DISCLOSURE (initial) (To be completed and signed at time of listing)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the seller (check one below):

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.

☐ Seller has the following reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing, all of which seller has provided to its listing agent, and has directed its listing agent to provide purchaser or purchaser's agent with these records and reports prior to seller accepting any offer to purchase (list documents below):

(c) If there is any change in the above information prior to seller accepting an offer from the purchaser to purchase, seller will disclose all changes to the purchaser prior to accepting the offer.

IV. SELLER'S CERTIFICATION OF ACCURACY

Seller(s) have reviewed the Seller's Disclosure in Section III and certify, to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Seller X Date 10/23/23 Seller _____ Date / /

Seller _____ Date / / Seller _____ Date / /

V. LISTING AGENT'S CERTIFICATION OF ACCURACY

Listing Agent certifies that he/she has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Listing Agent [Signature] Date 10/23/23

VI. PURCHASER'S ACKNOWLEDGMENT (initial) (The Seller's Disclosure in Section III and Certification in Section IV and the Listing Agent's Certification in Section V to be completed and signed prior to purchaser signing this Disclosure.)

(a) Purchaser has received copies of all information listed in Section III above.

(b) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.



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DS


(c) Purchaser has (check one below):

☒ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

VII. PURCHASER'S CERTIFICATION OF ACCURACY

Purchaser(s) have reviewed the Purchaser's Acknowledgment in Section VI and certify to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Purchaser  Date 3/27/2024 9:14 PDT Purchaser _____ Date / /

Purchaser _____ Date / / Purchaser _____ Date / /

VIII. SELLING/BUYER'S AGENT'S CERTIFICATION OF ACCURACY

Selling/Buyer's Agent certifies that the purchaser has received the information in section VI (a) and (b).

Selling/Buyer's Agent  Date 3/26/24



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

© 2018, New Jersey REALTORS®

Property Address: 263 BOULEVARD
RAMPTON PLAINS
Seller: PAUL DOLENGO

The purpose of this Disclosure Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the date set forth below. The Seller is aware that he or she is under an obligation to disclose any known material defects in the Property even if not addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the Property.

If your property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.

OCCUPANCY

Yes No Unknown

☒ ☐ ☐

1. Age of House, if known 1898

2. Does the Seller currently occupy this property?

If not, how long has it been since Seller occupied the property? 34

3. What year did the seller buy the property? 1990 JUN 31

3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the property? If "yes," please attach a copy of it to this form.

ROOF

Yes No Unknown

☒ ☐ ☐

4. Age of roof 5 YEARS

5. Has roof been replaced or repaired since seller bought the property?

6. Are you aware of any roof leaks?

7. Explain any "yes" answers that you give in this section:

ATTIC, BASEMENTS AND CRAWL SPACES (Complete only if applicable)

Yes No Unknown

☐ ☒ ☐

8. Does the property have one or more sump pumps?

8a. Are there any problems with the operation of any sump pump?

9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the property?

9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the property?

10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature and date of the repairs:

☐ ☒ ☐

11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location.



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- 11 ☐ ☐ 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which
12 the attic or roof was constructed?
13 ☐ ☒ 13. Is the attic or house ventilated by: ☐ a whole house fan? ☒ an attic fan?
14 ☐ ☒ 13a. Are you aware of any problems with the operation of such a fan?
15 ☐ ☒ 14. In what manner is access to the attic space provided?
16 ☐ staircase ☐ pull down stairs ☐ crawl space with aid of ladder or other device
17 ☐ other _____
18 15. Explain any "yes" answers that you give in this section:
19 _____
20 _____

21 **TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS**

- 22 Yes No Unknown
23 ☐ ☒ 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?
24 ☐ ☒ 17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot,
25 or pests?
26 ☐ ☐ 18. If "yes," has work been performed to repair the damage?
27 ☐ ☒ 19. Is your property under contract by a licensed pest control company? If "yes," state the name and
28 address of the licensed pest control company: _____
29 _____
30 ☐ ☒ 20. Are you aware of any termite/pest control inspections or treatments performed on the property in
31 the past?
32 21. Explain any "yes" answers that you give in this section:
33 _____
34 _____

35 **STRUCTURAL ITEMS**

- 36 Yes No Unknown
37 ☐ ☒ 22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations,
38 including any restrictions on how any space, other than the attic or roof, may be used as a result of
39 the manner in which it was constructed?
40 ☐ ☒ 23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke,
41 wind or flood?
42 ☐ ☒ 24. Are you aware of any fire retardant plywood used in the construction?
43 ☐ ☒ 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or
44 retaining walls on the property?
45 ☐ ☒ 26. Are you aware of any present or past efforts made to repair any problems with the items in this
46 section?
47 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the
48 problem.
49 _____
50 _____

51 **ADDITIONS/REMODELS**

- 52 Yes No Unknown
53 ☐ ☒ 28. Are you aware of any additions, structural changes or other alterations to the structures on the
54 property made by any present or past owners?
55 ☒ ☐ ☐ 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this
56 section:
57 _____
58 _____

59 **PLUMBING, WATER AND SEWAGE**

- 60 Yes No Unknown
61 ☐ ☐ 30. What is the source of your drinking water?
62 ☒ Public ☐ Community System ☐ Well on Property ☐ Other(explain) _____
63 ☐ ☐ 31. If your drinking water source is not public, have you performed any tests on the water?
64 If so, when? _____
65 Attach a copy of or describe the results.
66 _____

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- 11 ☐ ☒ ☐ 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
12 location other than the sewer, septic, or other system that services the rest of the property?
13 ☐ 33. When was well installed? _____
14 ☐ Location of well? _____
15 ☐ ☐ 34. Do you have a softener, filter, or other water purification system? ☐ Leased ☒ Owned
16 35. What is the type of sewage system?
17 ☐ Public Sewer ☐ Private Sewer ☒ Septic System ☐ Cesspool ☐ Other (explain): _____
18 ☒ ☐ 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true
19 septic system and not a cesspool?
20 ☐ 37. If Septic System, when was it installed? _____
21 Location? SIDE YARD
22 ☐ ☒ 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
23 ☐ ☒ ☐ 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
24 ☐ ☐ ☐ 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): _____
25 _____
26 ☐ ☒ 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
27 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
28 If "yes," explain: _____
29 _____
30 ☐ ☒ 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
31 tanks, or dry wells on the property?
32 ☐ ☒ ☐ 42. Is either the private water or sewage system shared? If "yes," explain: _____
33 _____
34 43. Water Heater: ☐ Electric ☐ Fuel Oil ☒ Gas
35 Age of Water Heater 2 YR
36 ☐ ☒ ☐ 43a. Are you aware of any problems with the water heater?
37 44. Explain any "yes" answers that you give in this section:
38 NEW SYSTEM INSTALLED WAS NOT CESSPOOL
39 _____
40 _____

HEATING AND AIR CONDITIONING

Yes No Unknown

- 41 45. Type of Air Conditioning:
42 ☒ Central one zone ☐ Central multiple zone ☐ Wall/Window Unit ☐ None
43 46. List any areas of the house that are not air conditioned:
44 _____
45 _____
46 ☐ 47. What is the age of Air Conditioning System? 30 YRS
47 48. Type of heat: ☐ Electric ☐ Fuel Oil ☒ Natural Gas ☐ Propane ☐ Unheated ☐ Other
48 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam
49 heat) HOT WATER RADIATOR AND 40% RADIANT + STAIR
50 50. If it is a centralized heating system, is it one zone or multiple zones?
51 MULTIPLE ZONES
52 51. Age of furnace 10 YRS? Date of last service: _____
53 52. List any areas of the house that are not heated:
54 LOFT
55 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
56 substances?
57 ☐ ☒ ☐ 54. If tank is not in use, do you have a closure certificate?
58 ☐ ☐ 55. Are you aware of any problems with any items in this section? If "yes," explain:
59 _____
60 _____

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

- 61 56. Do you have ☐ wood burning stove? ☒ fireplace? ☐ insert? ☐ other
62 56a. Is it presently usable?
63 ☒ ☐ ☐ 57. If you have a fireplace, when was the flue last cleaned? _____
64 ☐ ☐ ☒ 57a. Was the flue cleaned by a professional or non-professional? _____
65 ☐ ☒ ☐ 58. Have you obtained any required permits for any such item?
66 ☒ ☐ ☐ 59. Are you aware of any problems with any of these items? If "yes," please explain: _____
67 _____
68 _____
69 _____
70 _____

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71 **ELECTRICAL SYSTEM**

72 Yes No Unknown

- 73 60. What type of wiring is in this structure? ☒ Copper ☐ Aluminum ☐ Other ☐ Unknown
74 61. What amp service does the property have? ☐ 60 ☐ 100 ☐ 150 ☒ 200 ☐ Other ☐ Unknown
75 62. Does it have 240 volt service? Which are present ☒ Circuit Breakers, ☐ Fuses or ☐ Both?
76 63. Are you aware of any additions to the original service?

77 If "yes," were the additions done by a licensed electrician? Name and address:

78 J. ZIZA ELECTRIC

79
80 64. If "yes," were proper building permits and approvals obtained?

81 65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?

82 66. Explain any "yes" answers you give in this section:
83
84
85

86 **LAND (SOILS, DRAINAGE AND BOUNDARIES)**

87 Yes No Unknown

- 88 67. Are you aware of any fill or expansive soil on the property?
89 68. Are you aware of any past or present mining operations in the area in which the property is located?
90 69. Is the property located in a flood hazard zone?
91 70. Are you aware of any drainage or flood problems affecting the property?
92 71. Are there any areas on the property which are designated as protected wetlands?
93 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or
94 other easements affecting the property?
95 73. Are there any water retention basins on the property or the adjacent properties?
96 74. Are you aware if any part of the property is being claimed by the State of New Jersey as land
97 presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:
98
99

200 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls,
201 bulkheads, etc.) or maintenance agreements regarding the property?

202 76. Explain any "yes" answers to the preceding questions in this section:

203 WATER SURVEY FOR NEWARK FROM RESIDUAL

204
205 77. Do you have a survey of the property?
206

207 **ENVIRONMENTAL HAZARDS**

208 Yes No Unknown

- 209 78. Have you received any written notification from any public agency or private concern informing you that
210 the property is adversely affected, or may be adversely affected, by a condition that exists on a property in
211 the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.
212 78a. Are you aware of any condition that exists on any property in the vicinity which adversely affects,
213 or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/
214 or physical structures present on this property? If "yes," explain:
215

216
217 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously
218 present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl
219 (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium,
220 lead or other hazardous substances in the soil? If "yes," explain:
221

222
223 80. Are you aware if any underground storage tank has been tested?
224 (Attach a copy of each test report or closure certificate if available).

225 81. Are you aware if the property has been tested for the presence of any other toxic substances, such
226 as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?
227 (Attach copy of each test report if available).

228 82. If "yes" to any of the above, explain:
229
230

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82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:

83. Is the property in a designated Airport Safety Zone?

**DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS
AND CO-OPS**

Yes No Unknown

84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may be used due to its being situated within a designated historic district, or a protected area like the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning ordinances?

85. Is the property part of a condominium or other common interest ownership plan?

85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part of a condominium or other form of common interest ownership?

86. As the owner of the property, are you required to belong to a condominium association or homeowners association, or other similar organization or property owners?

86a. If so, what is the Association's name and telephone number?

86b. If so, are there any dues or assessments involved?

If "yes," how much?

87. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?

88. Are you aware of any condition or claim which may result in an increase in assessments or fees?

89. Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?

90. Explain any "yes" answers you give in this section:

MISCELLANEOUS

Yes No Unknown

91. Are you aware of any existing or threatened legal action affecting the property or any condominium or homeowners association to which you, as an owner, belong?

92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?

93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming uses, or set-back violations relating to this property? If so, please state whether the condition is pre-existing non-conformance to present day zoning or a violation to zoning and/or land use laws.

94. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid? Are you aware of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?

95. Are there mortgages, encumbrances or liens on this property?

95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?

96. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to its existence or non-existence in deciding whether or how to proceed in the transaction.) If "yes," explain:

97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special assessments and any association dues or membership fees, are there any other fees that you pay on an ongoing basis with respect to this property, such as garbage collection fees?

98. Explain any other "yes" answers you give in this section:

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RADON GAS Instructions to Owners

By law (N.J.S.A. 26:2D-73), a property owner who has had his or her property tested or treated for radon gas may require that information about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract of sale, at which time a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do you wish to waive this right?

Yes No

☐ ☐

(Initials)

(Initials)

If you responded "yes," answer the following questions. If you responded "no," proceed to the next section.

Yes No Unknown

☐ ☒

99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)

☐ ☒

100. Are you aware if the property has been treated in an effort to mitigate the presence of radon gas? (If "yes," attach a copy of any evidence of such mitigation or treatment.)

☐ ☒

101. Is radon remediation equipment now present in the property?

☐ ☐

101a. If "yes," is such equipment in good working order?

MAJOR APPLIANCES AND OTHER ITEMS

The terms of any final contract executed by the seller shall be controlling as to what appliances or other items, if any, shall be included in the sale of the property. Which of the following items are present in the property? (For items that are not present, indicate "not applicable.")

Yes No Unknown N/A

☒ ☐

102. Electric Garage Door Opener

☒ ☐

102a. If "yes," are they reversible? Number of Transmitters 3

☒ ☐

103. Smoke Detectors

☐ Battery ☒ Electric ☐ Both How many 2

☐ Carbon Monoxide Detectors How many 2

Location Basement 2nd Floor

☐ ☒

104. With regard to the above items, are you aware that any item is not in working order?

104a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem:

☐ ☐

105. ☒ In-ground pool ☐ Above-ground pool ☐ Pool Heater ☐ Spa/Hot Tub

☐ ☐

105a. Were proper permits and approvals obtained?

☐ ☐

105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or mechanical components of the pool or spa/hot tub?

☐ ☐

105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)

☒ Refrigerator

☒ Range

☐ Microwave Oven

☒ Dishwasher

☐ Trash Compactor

☐ Garbage Disposal

☒ In-Ground Sprinkler System

☒ Central Vacuum System

☐ Security System

☒ Washer

☐ Dryer

☐ Intercom

☐ Other

☐ ☐

107. Of those that may be included, is each in working order?

If "no," identify each item not in working order, explain the nature of the problem:

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SOLAR PANEL SYSTEMS

By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be used, among other purposes, to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.

Yes No Unknown

108. When was the Solar Panel System Installed? _____

109. Are SRECs available from the Solar Panel System?

109a. If SRECs are available, when will the SRECs expire? _____

110. Is there any storage capacity on your Property for the Solar Panel System?

111. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain: _____

112. Choose one of the following three options:

112a. The Solar Panel System is financed under a power purchase agreement or other type of financing arrangement which requires me/us to make periodic payments to a Solar Panel System provider in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to **Section A** below.

112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to **Section B** below.

112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA

113. What is the current periodic payment amount? \$ _____

114. What is the frequency of the periodic payments (check one)? ☐ Monthly ☐ Quarterly

115. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? _____ ("PPA Expiration Date")

116. Is there a balloon payment that will become due on or before the PPA Expiration Date?

117. If there is a balloon payment, what is the amount? \$ _____

118. Choose one of the following three options:

118a. Buyer will assume my/our obligations under the PPA at Closing.

118b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar Panel System can be included in the sale free and clear.

118c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain cancellation of the PPA as of the Closing.

SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE

119. What is the current periodic lease payment amount? \$ _____

120. What is the frequency of the periodic lease payments (check one)? ☐ Monthly ☐ Quarterly

121. What is the expiration date of the lease? _____

122. Choose one of the following two options:

122a. Buyer will assume our obligations under the lease at Closing.

122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to Closing.

SECTION C - THE SOLAR PANEL SYSTEM IS SUBJECT TO ENERGY CERTIFICATE(S)

123. Are Solar Transition Renewable Energy Certificates ("TREC's") available from the Solar Panel System?

123a. If TREC's are available, when will the TREC's expire? _____

124. Are Solar Renewable Energy Certificates IIs ("SREC IIs") available from the Solar Panel System?

124a. If SREC IIs are available, when will the SREC IIs expire? _____

LEAD PLUMBING

Yes No Unknown

125. Are you aware of the presence of any lead plumbing, including but not limited to any service line, piping materials, fixtures, and solder. If "yes," explain: _____

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WATER INTRUSION

Yes No Unknown
[] [X] []

126. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other similar natural substance, or repairs or other attempts to control any water or dampness problem on the property? If yes, please describe the nature of the issue and any attempts to repair or control it: _____

If yes, pursuant to New Jersey law, the **buyer** of the real property is advised to refer to the 'Mold Guidelines for New Jersey Residents' pamphlet issued by the New Jersey Department of Health (www.njrealtor.com/mold-guidelines-pamphlet) and has the right to request a physical copy of the pamphlet from the real estate broker, broker-salesperson, or salesperson.

ACKNOWLEDGMENT OF SELLER

The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing or assisting the seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this statement. If the Seller relied upon any credible representations of another, the Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

SELLER

10-28-23
DATE

SELLER

DATE

SELLER

DATE

SELLER

DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE

(If applicable) The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this Disclosure Statement.

DATE

DATE

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RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and that it is Prospective Buyer's responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer acknowledges that the Property may be inspected by qualified professionals, at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form does not address local conditions which may affect a purchaser's use and enjoyment of the property such as noise, odors, traffic volume, etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding contract to purchase the property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as performed by a licensed home inspector.

DocuSigned by:



3/27/2024 | 9:14 PDT

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

The undersigned Seller's real estate broker/broker-salesperson/salesperson acknowledges receipt of the Property Disclosure Statement form and that the information contained in the form was provided by the Seller.

The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the property with reasonable diligence to ascertain the accuracy of the information disclosed by the seller, prior to providing a copy of the property disclosure statement to the buyer.

The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement form for the purpose of providing it to the Prospective Buyer.

SELLER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON:

DATE

SELLER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON:

DATE



NEW JERSEY REALTORS®
ADDENDUM REGARDING PRIVATE SEWAGE DISPOSAL
(OTHER THAN CESSPOOL)

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This Addendum is attached to and made a part of either the New Jersey Realtors® Standard Form of Real Estate Sales Contract, Form 118 or the New Jersey Realtors® Standard Form of Real Estate Sales Contract for Vacant One-Family Lots, Form 141 (the "Contract"). If this Addendum conflicts with the Contract, then this Addendum shall control.

(A) Seller represents to Buyer that the Property is serviced by a private subsurface sewage disposal system (the "Septic System"), other than a Cesspool.

(B) ☐ Buyer waives the right to investigate and/or test the Septic System.

(C) ☐ Buyer is exercising the right, at Buyer's sole expense, to inspect and test the Septic System (the "Tests"). All Tests shall be conducted by reputable firms and individuals that possess the required training, experience, certifications, licenses, insurance and other qualifications to conduct the Tests in a safe and competent manner. All Tests shall also be conducted in compliance with all applicable laws and regulations. Buyer, at Buyer's sole expense, shall promptly repair any damages to the Property or the Septic System caused by Buyer or Buyer's consultants, inspectors or other individuals dealing with the Septic System on Buyer's behalf and promptly restore the Property and Septic System to their condition existing prior to the Tests. Buyer's obligations in this Section (C) shall survive the Closing or cancellation of this Contract.

1. The Tests shall be conducted and a report delivered by Buyer to Seller within ____ (if left blank, then 10) calendar days after the attorney-review period is completed, or, if this Contract is timely disapproved by an attorney, as provided in the Attorney-Review Clause Section of this Contract, then within ____ (if left blank, then 10) calendar days after the parties agree to terms of this Contract, and Buyer shall use best efforts to obtain it. At the time the report is delivered to Seller, Buyer shall notify Seller in writing whether Buyer is satisfied with the Tests. If Buyer is satisfied with the Tests, the parties shall proceed with this Contract.

2. If Buyer is not satisfied with the Tests, then Buyer may elect, in a written notice to Seller delivered with the report, to either (a) request a credit against the Purchase Price from Seller for the amount that the firm or individual retained by Buyer estimates it will cost to correct any problems relating to the Septic System identified in the report, (b) request that Seller correct the problems identified in the report at Seller's cost prior to the Closing (the "Septic System Work"), or (c) cancel this Contract. If this Contract is cancelled pursuant to this paragraph (C) 2, then all deposit monies will be returned to Buyer, provided Buyer has complied with Buyer's obligations to repair and restore the Property set forth in this Section (C) and, after the deposit monies are returned to Buyer, neither party shall have any further rights or obligations under this Contract, except those that expressly survive cancellation. If Buyer is given a credit against the Purchase Price, Buyer shall be responsible for correcting the problems identified in Buyer's report and any problems encountered during the performance of the Septic System Work and obtaining any and all applicable permits.

3. If Buyer makes a request to Seller pursuant to paragraph (C) 2 (b), Seller may elect, in a written notice to Buyer, to either (a) cancel this Contract or (b) attempt to negotiate an amendment of this Contract mutually acceptable to the parties to undertake the Septic System Work. If the parties do not fully execute a mutually acceptable amendment to the Contract within ____ (if left blank, then 10) calendar days of Buyer's request that Seller conduct the Septic System Work or provide Buyer a credit, then either party may cancel this Contract. If either party cancels this Contract pursuant to this paragraph, then all deposit monies will be returned to Buyer, provided Buyer has complied with Buyer's obligations to repair and restore the Property set forth in Section (C) and, after the deposit monies are returned to Buyer, neither party shall have any further rights or obligations under this Contract, except those that expressly survive cancellation.

4. If Seller agrees to be responsible for correcting the problems identified in Buyer's report or any problems encountered during the performance of the Septic System Work and (a) the problems are not corrected and any and all applicable permits issued within ____ (if left blank, then 10) calendar days from Seller's agreement to perform the Septic System Work, (b) Seller incurs more than \$ ____ to complete the Septic System Work, or (c) Buyer disputes the adequacy or sufficiency of the Septic System Work, then either party shall have the right to cancel this Contract by written notice to the other. If either party cancels this Contract pursuant to this paragraph, then all deposit monies will be returned to Buyer, provided Buyer has complied with its obligations to repair and restore the Property as set forth in this Section (C) and, after the deposit monies are returned to Buyer, neither party shall have any further rights or obligations under this Contract, except those that expressly survive cancellation.



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5. If Buyer proceeds with this Contract and purchases the Property, Buyer shall purchase the Septic System in its "as is" conditions, and Buyer shall waive any and all rights or claims with respect to Seller concerning the condition of the Septic System and compliance of the Septic System with any and all applicable laws.

WITNESS:

DocuSigned by:

3/27/2024 | 9:14 PM

BUYER

Date

BUYER

Date

BUYER

Date

BUYER

Date

DocuSigned by:

3/27/2024

SELLER

Date

SELLER

Date

SELLER

Date

SELLER

Date



NOTIFICATION on SMOKE & CARBON Monoxide Detector, Fire Extinguisher, and CCO for Seller, Buyer, Landlord and Tenant

Smoke Detector & Carbon Monoxide Detectors

In compliance with the New Jersey law regarding smoke detectors and carbon monoxide detectors, it is the Seller/Landlord's responsibility (unless otherwise delegated or noted) to obtain a satisfactory inspection and certification of same. This law applies to all dwellings in the State of New Jersey. The inspections and certifications are obtained from the local municipality and or the fire department. Failure to comply could result in fines and a delay in closing of title. *Contact your municipality to ensure the appropriate information is obtained for smoke detectors and carbon monoxide detectors.*

Fire Extinguishers

In compliance with the fire extinguisher regulations, all dwelling units in a building with fewer than three dwelling units [i.e., condo, co-op, single-family, two family, multi-family] are to be equipped with at least one portable fire extinguisher, at the expense of the Seller/Landlord or with a transfer. This law became effective in November 2005. Sellers/Landlord's and transferees who do not comply with these provisions shall be subject to fines, which may be collected and enforced by the local enforcement agencies. *Contact your municipality to ensure the appropriate information is obtained for fire extinguishers.*

Certificate of Occupancy/Certificate of Continuing Occupancy

Please contact your municipality to ensure the appropriate information is obtained for a CCO, CO or any required documents for closing. It is the Seller/Landlord's responsibility to provide these documents for transfer of title or rental should the municipality require.

DocuSigned by:

A handwritten signature in black ink, appearing to be 'John Doe', written over a horizontal line.

2C373332F8304C8...

[Signature]

[Signature]

A handwritten signature in black ink, appearing to be 'John Doe', written over a horizontal line.

[Agent Signature]

Form CO/CCO v3.2023

Keller Williams Realty Metropolitan - 44 Whippany Rd, Suite 230, Morristown, NJ 07960 - 973.539.1120

DocuSign Envelope ID: 652B6162-7255-4956-9668-AD3AD2A7F66D

For Real Estate Professional use in NJ

Trade Service
Call Fee **\$125**

American Home Shield

PRICING

Single-family Home (SFH)

Rate without A/C

Condo/Townhome/Mobile Home

Rate without A/C

New Construction SFH (Years 2-5)

Rate without A/C

New Construction Condo (Years 2-5)

Rate without A/C

BEST COVERAGE	
Shield Complete	
1 Year	2 Year
<input type="checkbox"/> \$1,100	<input type="checkbox"/> \$2,200
<input type="checkbox"/> \$880	<input type="checkbox"/> \$1,760
<input type="checkbox"/> \$975	<input type="checkbox"/> \$1,950
<input type="checkbox"/> \$780	<input type="checkbox"/> \$1,560
<input type="checkbox"/> \$1,815	
<input type="checkbox"/> \$1,450	
<input type="checkbox"/> \$1,810	
<input type="checkbox"/> \$1,285	

Shield Plus		Shield Essential	
1 Year	2 Year	1 Year	2 Year
<input type="checkbox"/> \$835	<input type="checkbox"/> \$1,670	<input type="checkbox"/> \$800	<input type="checkbox"/> \$1,200
<input type="checkbox"/> \$870	<input type="checkbox"/> \$1,340	<input type="checkbox"/> \$480	<input type="checkbox"/> \$960
<input type="checkbox"/> \$710	<input type="checkbox"/> \$1,420	<input type="checkbox"/> \$475	<input type="checkbox"/> \$950
<input type="checkbox"/> \$570	<input type="checkbox"/> \$1,140	<input type="checkbox"/> \$380	<input type="checkbox"/> \$760
		<input type="checkbox"/> \$990	
		<input type="checkbox"/> \$790	
		<input type="checkbox"/> \$785	
<input type="checkbox"/> \$935		<input type="checkbox"/> \$625	

Seller Coverage
Option

☐ \$65
☐ \$55
☐ \$65
☐ \$55

OPTIONAL COVERAGE FOR BUYERS

Electronics Protection Plan*

Roof Leak Repair** (included in Shield Complete)

Specialty Units* (built-in bar fridges, kegarators, and drawer refrigerators)

Well Pump**

Septic System Pumping and Septic Sewage Ejector Pump**

Pool and Built-in Spa Equipment

Saltwater Pool and Built-in Spa Equipment

SFH/Condo/Townhome/Mobile Home
1 Year 2 Year New Construction (Years 2-5)

☐ \$168
☐ \$100
☐ \$15
☐ \$100
☐ \$75
☐ \$205
☐ \$400
☐ \$200
☐ \$30
☐ \$200
☐ \$150
☐ \$570
☐ \$800
☐ \$25
☐ \$165
☐ \$125
☐ \$470
☐ \$660

NOTE: Unless otherwise noted, all prices shown are for homes under 5,000 sq. ft. To obtain quotes for single-family homes over 5,000 sq. ft., or for guest unit properties and multiple unit properties (such as duplex, triplex, and four-plexes), please call 800.735.4663.
NOTE: Add tax where required by law. To obtain exact tax amounts, please call 800.735.4663.

ENROLLMENT FORM

PROPERTY INFORMATION

Property Address to be Covered

City State ZIP

Home Sq. Ft. Listing Expiration Date (if any)

SELLER

First Name Last Name

Phone Number Email Address

Mailing Address (if different from covered property)

BUYER

First Name Last Name

Phone Number Email Address

Mailing Address (if different from covered property)

CLOSING COMPANY

Closing Company Name Main Office Phone Number

Closing Company Address Fax Phone Number

City State ZIP

Estimated Closing Date Closing Number

Closing Representative Name

Closing Rep Email

REAL ESTATE COMPANY

Initiating Real Estate Associate

☒ Buyer ☐ Seller

Real Estate Company

Main Office Phone Number

Real Estate Office Address

Agent Name

Agent Mobile Phone Number

Agent Email

Buyer Home Warranty \$
Buyer Optional Coverage Total \$
Seller Coverage Option \$
Sales Tax \$
Grand Total \$

NOTE: Add tax where required by law. To obtain exact tax amounts, please call 800.735.4663.

☐ I accept the benefits of American Home Shield home warranty coverage.
☒ I decline the opportunity to purchase American Home Shield home warranty coverage.

DocuSigned by:

3/27/2024 | 9:14 PDT
Home Buyer or Seller Signature: [Signature] Date

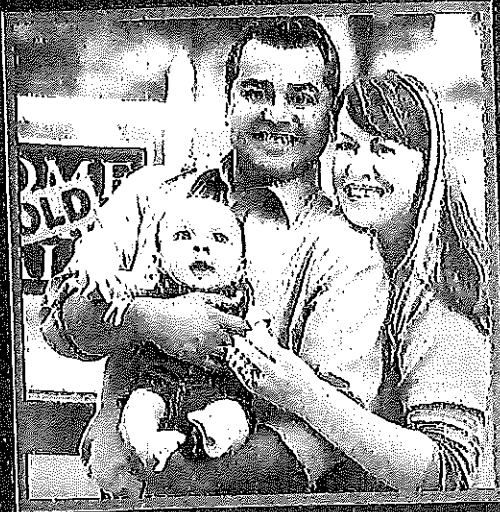
I (real estate professional) have presented American Home Shield home warranty coverage to my client.

American Home Shield may provide compensation to real estate brokers and their related companies for services provided in connection with this home warranty program. In connection with the program, a broker may provide information regarding you and your home to American Home Shield. By submitting this Enrollment Form, you authorize the broker to share such information with American Home Shield and authorize American Home Shield to use such information in connection with this program. You are not required to buy a home warranty and, if you want one, you are not required to buy it through a broker or sales associate.

The product being offered is a service contract and is separate and distinct from any product or service warranty which may be provided by the home builder or manufacturer. See the plan contract at this location for coverage details including service fees, limitations and exclusions. Charges for non-covered items may apply. Plan is subject to \$50,000 aggregate limit of liability.

*Electronics Protection Plan: The Electronics Protection Plan is provided by AS's Electronics Protection Plan and can only be purchased in conjunction with an American Home Shield Home Service Plan. Plan is subject to a \$2,600 per claim limit and a \$5,000 aggregate claim limit.
**Not available for condos/townhomes/mobile homes.
***Available only with the Shield Plus and Shield Complete plans.

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Protect Your Family From Lead in Your Home



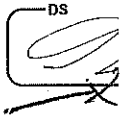
United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

DS


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Mold Guidelines for New Jersey Residents

NJ Department of Health
Consumer, Environmental and Occupational
Health Service
Environmental and Occupational Health
Assessment Program
P.O. Box 369
Trenton, NJ 08625-0369

Phone: 609-826-4950
Fax: 609-826-4975
Website: www.nj.gov/health/iep

CAUTION — Your Action is Required Soon

US Department of Housing
and Urban Development
Federal Housing Administration (FHA)



OMB Approval No: 2502-0538
(exp. 06/30/2021)

For Your Protection: Get a Home Inspection

You must make a choice on getting a Home Inspection. It is not done automatically.

You have the right to examine carefully your potential new home with a professional home inspector. But a home inspection is not required by law, and will occur only if you ask for one and make the arrangements. You may schedule the inspection for before or after signing your contract. You may be able to negotiate with the seller to make the contract contingent on the results of the inspection. For this reason, it is usually in your best interest to conduct your home inspection as soon as possible if you want one. In a home inspection, a professional home inspector takes an in-depth, unbiased look at your potential new home to:

- ✓ Evaluate the physical condition: structure, construction, and mechanical systems;
- ✓ Identify items that need to be repaired and
- ✓ Estimate the remaining useful life of the major systems, equipment, structure, and finishes.

The Appraisal is NOT a Home Inspection and does not replace an inspection.

An appraisal estimates the market value of the home to protect the lender. An appraisal does not examine or evaluate the condition of the home to protect the homebuyer. An appraisal only makes sure that the home meets FHA and/or your lender's minimum property standards. A home inspection provides much more detail.

FHA and Lenders may not Guarantee the Condition of your Potential New Home

If you find problems with your new home after closing, neither FHA nor your lender may give or lend you money for repairs. Additionally, neither FHA nor your lender may buy the home back from you. Ask a qualified home inspector to inspect your potential new home and give you the information you need to make a wise decision.


Your Home Inspector may test for Radon, Health/Safety, and Energy Efficiency

EPA, HUD and DOE recommend that houses be tested and inspected for radon, health and safety, and energy efficiency, respectively. Specific tests are available to you. You may ask about tests with your home inspector, in addition to the structural and mechanical systems inspection. For more information: Radon — call 1-800-SOS-Radon; Health and Safety — see the HUD Healthy Homes Program at www.HUD.gov; Energy Efficiency — see the DOE EnergyStar Program at www.energystar.gov.

Selecting a Trained Professional Home Inspector

Seek referrals from friends, neighbors, other buyers, realtors, as well as local listings from licensing authorities and local advertisements. In addition, consult the American Society of Home Inspectors (ASHI) on the web at: www.ashi.org or by telephone at: 1-800-743-2744.

☒ I/we (check one) have read this document and understand that if I/we wish to get a home inspection, it is best to do so as soon as possible. The appraisal is not a home inspection. I/we will make a voluntary choice whether to get a home inspection. A home inspection will be done only if I/we ask for one and schedule it. Your lender may not perform a home inspection and neither FHA nor your lender may guarantee the condition of the home. Health and safety tests can be included in the home inspection if I/we choose.


(Signed) Homebuyer 32F8304C8... Date 3/27/2024 9:14 PDT

(Signed) Homebuyer Date

Public reporting burden for this collection is estimated at an average of 30 minutes to review the instructions, find the information, and complete this form. The agency cannot conduct or sponsor a collection of information unless a valid OMB number is displayed. You are not required to respond to a collection of information if this number is not displayed. Valid OMB numbers can be located on the OMB Internet page at <http://www.whitehouse.gov/omb/every/omb/OMBINVC.html> - HUD if desired you can call 1-202-827-1800 to get information on where to send comments or suggestions about this form.

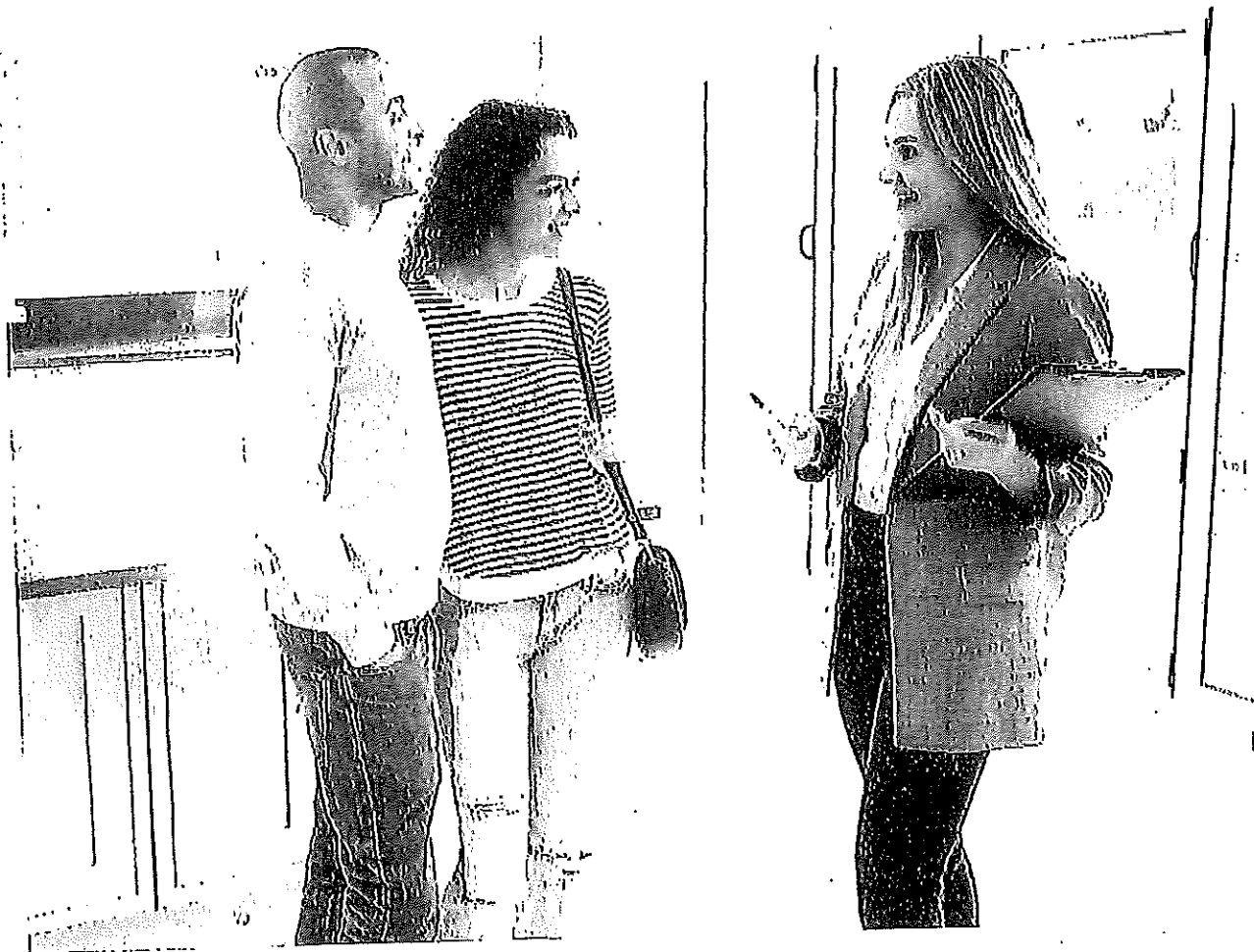
HUD-92564-CH (expiration)



REAL ESTATE HOME WARRANTY PLANS

THE RIGHT PLAN MAKES ALL THE DIFFERENCE.

Be confident and in control
with American Home Shield.



YEARS OF
EXPERIENCE



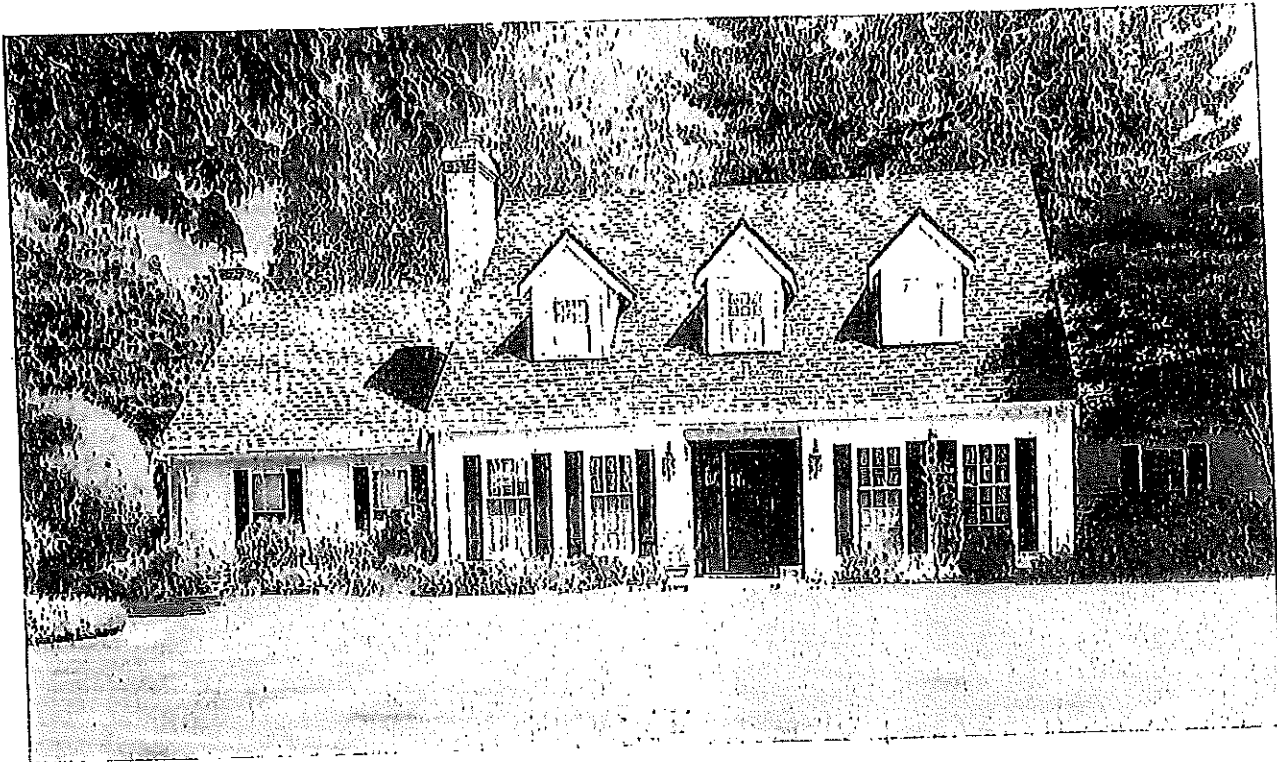
HOME WARRANTY
CLAIMS PAID IN
THE LAST 7 YEARS



ITEMS
COVERED

American
Home Shield 

Coverage may not be available in all areas.



Coverage designed to simplify homeownership.

Different homes have different needs, so we offer three real estate warranty plans to fit every home and budget. Choose the one that works best for you and your new home, and move in with confidence.

ShieldEssentialSM Includes covered parts of many major home systems, like HVAC, electrical, and plumbing, plus a variety of additional home items.

ShieldPlusSM Includes all systems in the **ShieldEssential** plan, plus many major appliances like your clothes washer, dryer, refrigerator, stove, and more.

OUR MOST COMPREHENSIVE COVERAGE

ShieldCompleteSM includes all systems and appliances in the **ShieldEssential** and **ShieldPlus** plans, plus additional items — **one free HVAC tune-up,*** modifications coverage up to \$1,000, roof leak repair coverage up to \$1,000,** unlimited refrigerant and more.

See state-specific product and pricing flyer for more information.

See the plan contract at ahs.com/contracts for coverage details, including service fees, limitations and exclusions. Charges for non-covered items may apply.

*Tune-ups are available seasonally (spring: A/C; fall: heating) and offered by a third party. Your first tune-up of one unit is included for free per contract term. Service dates are limited and may vary based upon location. For buyer use only.

**Roof leak repair coverage not available for condos/townhomes/mobile homes. For buyer use only.



When your home systems and appliances break, your budget won't.

WHAT IS A HOME WARRANTY?

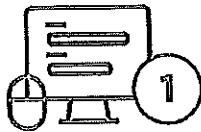
A home warranty is a one-year service agreement that covers the cost to repair or replace parts of home systems and appliances that break down over time.

WHAT TYPES OF HOMES WILL A HOME WARRANTY COVER?

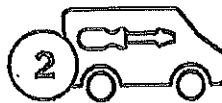
We cover single-family homes, older homes, condos, townhomes, duplexes, triplexes, and fourplexes, new construction, and mobile homes.*

HOW DOES A HOME WARRANTY WORK?

With coverage from American Home Shield, you know exactly what to do when things go wrong. It's as simple as this:



Request service online at ahs.com or by phone at 800.776.4663. Pay your Trade Service Call Fee.



We assign a local, qualified contractor.



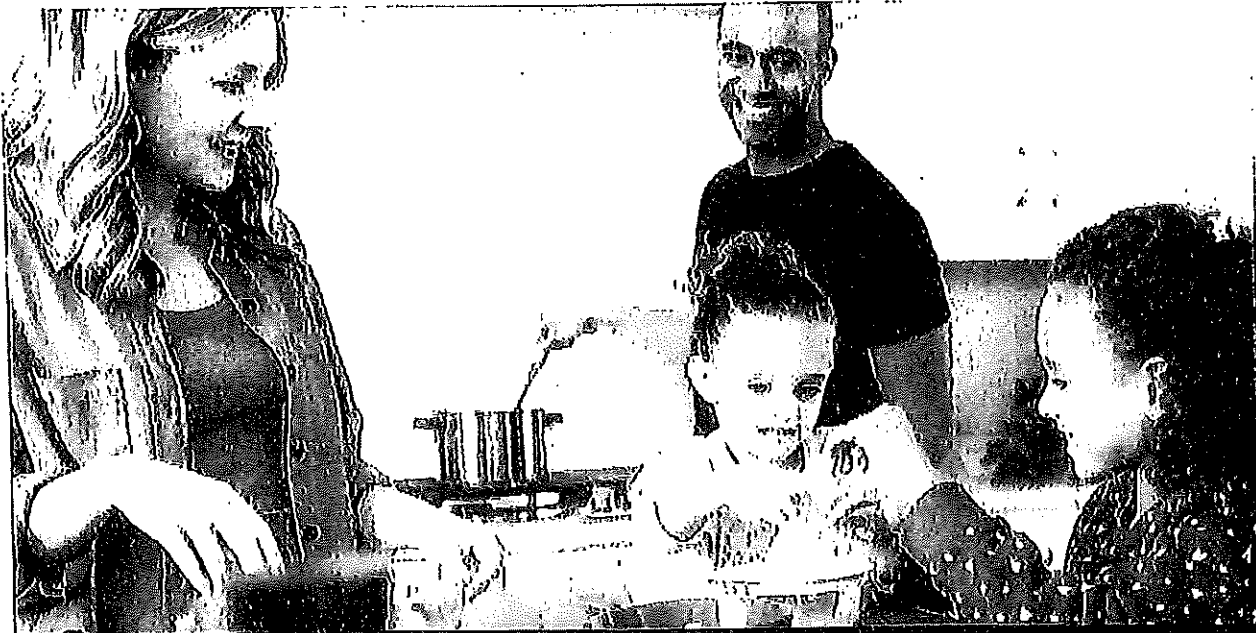
Your covered home system or appliance is repaired or replaced.

DO I NEED A HOME WARRANTY?

We think so. In fact, 1 in 4 new home buyers use their home warranty within the first 60 days of coverage.

The product being offered is a service contract and is separate and distinct from any product or service warranty which may be provided by the home builder or manufacturer.

See the plan contract at ahs.com/contracts for coverage details, including service fees, limitations and exclusions. Charges for non-covered items may apply. *Subject to 10,000 sq. ft. maximum.



Seller Coverage Option

For up to six months while the home is on the market, sellers can get coverage for the same home systems and items (excluding rekey) included in **ShieldEssential**. No payment is due until the home closes.

Note: The Seller Coverage Option can be a great negotiating tool in real estate transactions when submitting offers or negotiating home inspection issues.

*Coverage available for undetectable, pre-existing breakdowns. Subject to a \$1,500 cap during the listing period. Refundable upon review at the discretion of American Home Shield after 6-month period, up to 12 months.

Included in every plan: Our Livable and Forgivable Coverage

This means you'll get coverage for things that aren't automatically included in many home warranty plans.

We cover breakdowns due to:

- ⊗ Normal wear and tear — no matter the age of the item
- ⊗ Insufficient maintenance
- ⊗ Rust, corrosion, or sediment
- ⊗ Improper installations or repairs
- ⊗ Mismatched HVAC systems

And includes things like:

- ⊗ Undetectable, pre-existing breakdowns
- ⊗ Removal of defective equipment
- ⊗ Refrigerant recapture, reclaim, and disposal
- ⊗ Permits and any correction of code violations (\$250 or more per agreement term when required during a covered repair or replacement)



30-DAY WORKMANSHIP GUARANTEE

With our 30-day workmanship guarantee, if you have an issue with your completed repair within 30 days of service, we'll send a contractor back out for no additional cost.

Homeowners get more with American Home Shield.

You can add coverage to any plan to meet the needs of your new home, and you don't have to experience a breakdown to begin using your home warranty. Put your plan to work immediately by taking advantage of special member offers and discounts that make homeownership easier.

ADDITIONAL COVERAGE

- ⊕ Seller Coverage¹
- ⊕ Roof Leak Repair²
(Included in plan price of ShieldComplete, and can be added to other plans)
- ⊕ Electronics Protection Plan³
- ⊕ Well Pump
- ⊕ Septic System Pumping and
Septic Sewage Ejector Pump
- ⊕ Pool/Spa Equipment
- ⊕ Guest Unit
- ⊕ And more



SPECIAL MEMBER OFFERS

- ⊕ Smart Home Tech Installation
and Setup Services⁴
- ⊕ Pre-season HVAC Tune-ups⁵
(one free tune-up included in
ShieldComplete)
- ⊕ And more

Building a home?

NEW CONSTRUCTION PLAN

Stay covered from years two through five after the builder's warranty expires. This plan can also be purchased anytime within the first year after closing on new construction.

¹Additional Coverage and Special Member Offers are not included in the Seller Coverage Option. For Buyer use only.

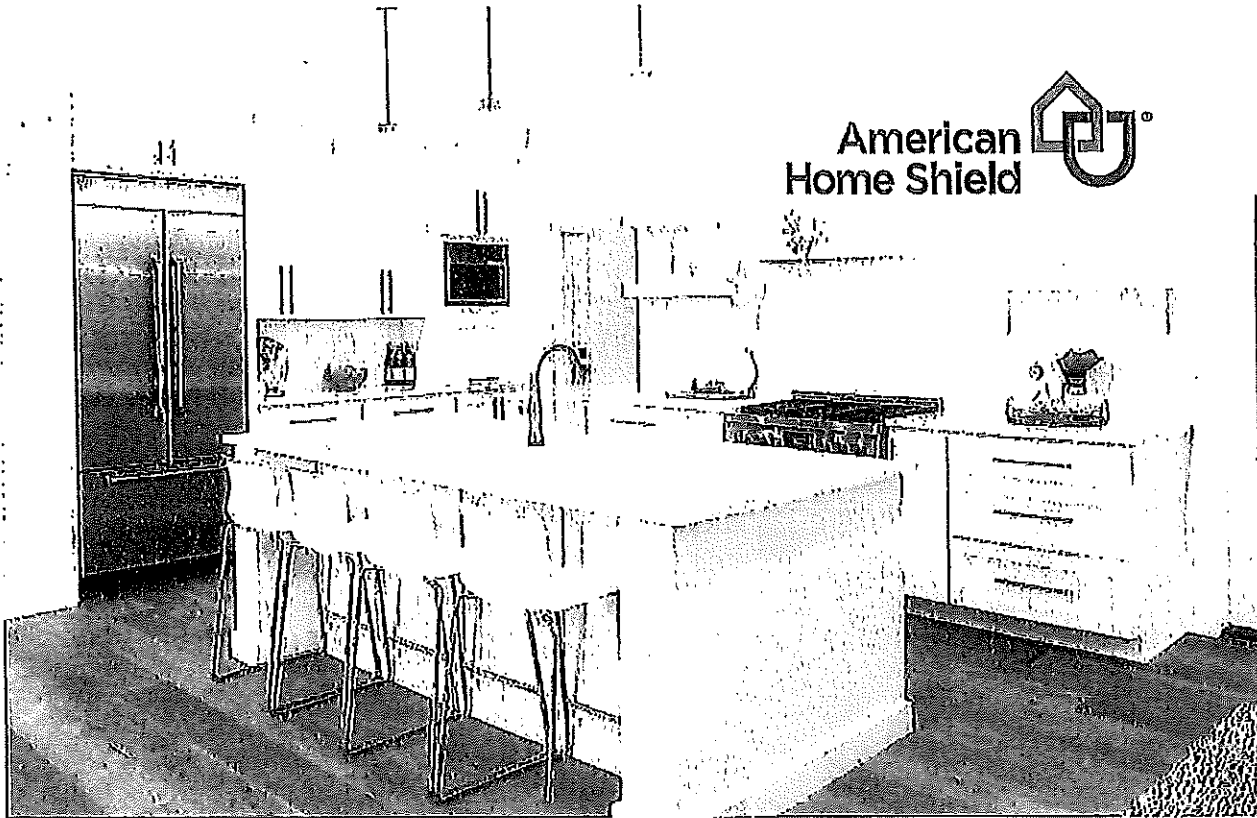
²Seller Coverage Option: Subject to a \$1,500 cap during the listing period. Renewable upon review at the discretion of American Home Shield after 6-month period, up to 12 months.

³Roof Leak Repair Coverage: Not available for condos/townhomes/mobile homes.

⁴Electronics Protection Plan: The Electronics Protection Plan is provided by Allstate Protection Plans and can only be purchased in conjunction with an American Home Shield[®] home service plan. Plan is subject to a \$2,000 per claim limit and a \$5,000 aggregate claim limit.

⁵Smart Home Tech Installation and Setup Services: Smart home tech installation and setup services are provided by a third party. Not available in all areas.

⁶Pre-season HVAC Tune-ups: Tune-ups are available seasonally (spring: A/C; fall: heating) and offered by a third party. With the ShieldComplete plan, your first tune-up of one unit is included for free per contract term. Service dates are limited and may vary based upon location.

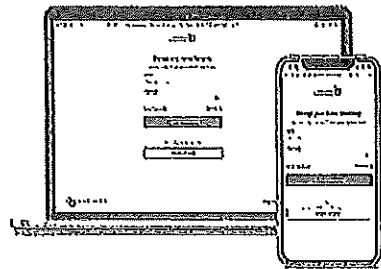


Sign up for coverage and become a member today.

Talk to your real estate professional about joining American Home Shield. Once you become a member, register for MyAccount to manage your home warranty plan online at ahs.com/my-account.

MyAccount makes it easy to:

- ✓ **SUBMIT A SERVICE REQUEST ONLINE 24/7**
- ✓ **MANAGE YOUR HOME WARRANTY**
- ✓ **VIEW YOUR CONTRACT AND MANAGE PAYMENTS**
- ✓ **RENEW COVERAGE ONLINE**
- ✓ **CHECK THE STATUS OF SERVICE REQUESTS**
- ✓ **AND MORE!**



Real estate professionals can place orders on behalf of clients by registering for Partner Portal at pro.ahs.com.

For sales info, call **800.735.4663**, ext. 1.

NEW JERSEY

COVERAGE OVERVIEW

REAL ESTATE HOME WARRANTY PLANS AND PRICING

Coverage may not be available in all areas.

SYSTEMS

Air Conditioning (including geothermal systems*)

Heating (including geothermal systems*)

Plumbing (including stoppages, sump pumps, plumbing sewage ejector pumps)

Ductwork

Electrical

Water Heaters

APPLIANCES

Clothes Washers

Clothes Dryers

Refrigerators

Built-in Microwave Ovens

Dishwashers

Garbage Disposals

Ranges/Ovens/Cooktops

ADDITIONAL HOME ITEMS

Rekey Service**

Ceiling Fans

Doorbells

Garage Door Openers

Built-in Exhaust Fan (including bathroom, attic, and whole house fans)

Installed Instant Hot/Cold Water Dispensers

COVERAGE LIMITS

Limits shown are available per agreement term.

HVAC Limit (per system)

Refrigerant (included in the \$15,000 HVAC limit)

Roof Leak Repair

Appliances (per item)

Correction of Code Violations, Permits, and Modifications (shared limit for all)

Correction of Code Violations

Permits

Modifications

SPECIAL MEMBER OFFERS

Fees vary by service and are due at time of request.

Smart Home Tech Installation and Setup Services†

Pre-season HVAC Tune-ups†

	Shield Complete	Shield Plus	Shield Essential	Seller Coverage Option
Air Conditioning (including geothermal systems*)	0	0	0	0
Heating (including geothermal systems*)	0	0	0	0
Plumbing (including stoppages, sump pumps, plumbing sewage ejector pumps)	0	0	0	0
Ductwork	0	0	0	0
Electrical	0	0	0	0
Water Heaters	0	0	0	0
Clothes Washers	0	0	0	0
Clothes Dryers	0	0	0	0
Refrigerators	0	0	0	0
Built-in Microwave Ovens	0	0	0	0
Dishwashers	0	0	0	0
Garbage Disposals	0	0	0	0
Ranges/Ovens/Cooktops	0	0	0	0
Rekey Service**	0	0	0	0
Ceiling Fans	0	0	0	0
Doorbells	0	0	0	0
Garage Door Openers	0	0	0	0
Built-in Exhaust Fan (including bathroom, attic, and whole house fans)	0	0	0	0
Installed Instant Hot/Cold Water Dispensers	0	0	0	0
HVAC Limit (per system)	\$15,000	\$15,000	\$15,000	\$15,000
Refrigerant (included in the \$15,000 HVAC limit)	Unlimited	\$10/lb covered	\$10/lb covered	\$10/lb covered
Roof Leak Repair	\$1,000	\$1,000 w/Add-on	\$1,000 w/Add-on	—
Appliances (per item)	\$7,000	\$4,000	—	—
Correction of Code Violations, Permits, and Modifications (shared limit for all)	\$1,000	—	—	—
Correction of Code Violations	Included above	\$250	\$250	\$250
Permits	Included above	\$250	\$250	\$250
Modifications	Included above	—	—	—
Smart Home Tech Installation and Setup Services†	Available	Available	Available	—
Pre-season HVAC Tune-ups†	One included	Available	Available	—

American Home Shield



Livable and Forgivable Coverage
Included in all plans.

We cover breakdowns due to:

⊗ Normal wear and tear — no matter the age of the item

⊗ Insufficient maintenance

⊗ Rust, corrosion, or sediment

⊗ Improper installations or repairs

⊗ Mismatched HVAC systems

And include things like:

⊗ Undetectable, pre-existing breakdowns

⊗ Removal of defective equipment

⊗ Refrigerant recapture, reclaim, and disposal

⊗ Permits and correction of code violations

(\$250 or more per agreement term when required during a covered repair or replacement)

Seller Coverage Option



Cover your home for up to 6 months while it's on the market with all the same home systems and items (excluding rekey service) from the Shield Essential plan. Best of all, no payment is due until the home closes.

NOTE: The Seller Coverage Option can be a great negotiating tool in real estate transactions when submitting offers or negotiating home inspection issues.⁶

⁶Coverage available for undetectable, pre-existing breakdowns. Subject to a \$1,500 cap during the filing period. Renewable upon renewal at the discretion of American Home Shield after 6-month period, up to 12 months.

Real estate professionals can order on your behalf by:

1. Visiting pro.ahs.com

2. Calling 800.735.4663, ext. 1

3. Mailing enrollment application with payment:
AHS, P.O. Box 650993,
Dallas, TX 75265-0993

4. Mailing enrollment application without payment:
AHS, 1524 US HWY 30 E,
Carroll, IA 51401

The product being offered is a service contract and is separate and distinct from any product or service warranty which may be provided by the home builder or manufacturer.

See the plan contract at ahs.com/contracts for coverage details including service fees, limitations and exclusions. Charges for non-covered items may apply. Plans are subject to \$50,000 aggregate limit of liability.

⁷Subject to an item specific limit of \$2,000.

⁸Rekey service is an added benefit and may be offered by a third party. For buyer use only.

Smart Home Tech Installation and Setup Services: Smart home tech installation and setup services are provided by a third party. For buyer use only. Not available in all areas.

Pre-season HVAC Tune-ups: Tune-ups are available seasonally (spring, A/C; fall heating) and offered by a third party. With the Shield Complete plan, your first tune-up of one unit is included for free per contract term. Service dates are limited and may vary based upon location. For buyer use only.